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MARTINEZ GENERAL PLAN

CITY OF MARTINEZ
MARTINEZ, CALIFORNIA

Please refer to the Appendix in the back of this booklet for General Plan Amendments from 1973 to January 1995.

CITY COUNCIL

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John Sparacino, Vice Mayor
James Krause
Elwon Lance
Ted Radke

Leland Walton, City Manager

CITY PLANNING COMMISSION

Floyd McBeth, Chairman
Gene Edwards, Vice-Chairman
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Robert Hilson
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Ronald Parini
Willard Atkinson

Barry Whittaker, Planning Director

1973

INTRODUCTION

PREFACE	10.1
INTRODUCTION	10.2
FORMAT	10.3

GENERAL PLAN ELEMENTS

GOVERNMENTAL JURISDICTION	20
PURPOSE	20.1
GOVERNMENTAL JURISDICTION MAP	F20.1
SPHERE OF INTEREST	20.2
SPHERE OF INFLUENCE	20.3
POLICIES	20.4
LAND USE ELEMENT	21
PURPOSE	21.1
LAND USE POLICY MAP	F21.1
OPEN USE AREAS	21.2
RESIDENTIAL USES	21.3
Protected Neighborhoods	21.31
Hill Residential Areas	21.32
Medium Density	21.33
High Density	21.34
RESIDENTIAL LAND USE DENSITY TABLE	F21.2
COMMERCIAL USES	21.4
INDUSTRIAL USES	21.5
COMMUNITY FACILITY USES	21.6
OPEN SPACE ELEMENT	22
PURPOSE	22.1
OPEN SPACE AND CONSERVATION POLICY ZONES MAP	F22.1
OPEN SPACE AND CONSERVATION POLICY ZONES	22.2
SPECIFIC OPEN SPACE AND CONSERVATION POLICIES MAP	F22.2
PERMANENT OPEN SPACE LANDS POLICIES	22.3
CONSERVATION LANDS POLICIES	22.4

PARKS AND RECREATION ELEMENT	23
PURPOSE	23.1
POLICIES	23.2
 SAFETY ELEMENTS	 24
PURPOSE	24.1
SEISMIC AND GEOLOGIC HAZARDS MAP	F24.1
POLICIES	24.2
Seismic Hazards	24.21
Other Geologic Hazards	24.22
Fire Hazards	24.23
Flood Hazards	24.24
 HOUSING ELEMENT	 25
PURPOSE	25.1
POLICIES	25.2
 CIRCULATION ELEMENT	 26
PURPOSE	26.1
CIRCULATION AND SCENIC ROADWAYS POLICIES MAP	F26.1
POLICIES	26.2
 SCENIC ROADWAYS ELEMENT	 27
PURPOSE	27.1
SCENIC ROADWAYS	27.2
POLICIES	27.3
 NOISE ELEMENT	 28
 COMMUNITY DESIGN ELEMENT	 29

SPECIFIC AREA PLANS

CENTRAL MARTINEZ	30
INTRODUCTION	30.1
CENTRAL MARTINEZ SPECIFIC AREA PLAN MAP	F30.1
GOALS	30.2
COMMERCIAL AND CENTRAL BUSINESS DISTRICT	30.3
Purpose	30.31
Commercial Policies	30.32
Central Business District Policies	30.33
County Government Policies	30.23
Industrial Policies	30.35

CIRCULATION	30.4
Purpose	30.41
Policies	30.42
Programs	30.43
HOUSING	30.5
Purpose	30.51
Policies	30.52
Zoning Density Regulations (a)	F30.2
Zoning Density Regulations (b)	F30.3
OPEN SPACE/CONSERVATION	30.6
Purpose	30.61
Policies	30.62
WATERFRONT	30.7
Purpose	30.71
Policies	30.72
Programs - Conservation and Maps	30.731
Programs - Upgrading the Waterfront and Marine	30.732
Programs - Improving Access	30.733
ALHAMBRA HILLS SPECIFIC AREA PLAN	31
INTRODUCTION	31.1
Alhambra Hills Specific Area Plan Map	F31.1
GOALS	31.2
POLICIES	31.3
Hillslopes in Relation to Surroundings	31.31
Hilltop Plateau	31.32
Housing Density	31.33
Land Use	31.34
Land Management	31.35
Site and Building Design	31.36
HIDDEN LAKES SPECIFIC AREA PLAN	32
INTRODUCTION	32.1
HIDDEN LAKES SPECIFIC AREA PLAN MAP	F32.1
GOALS	32.2
LAND USE AND DEVELOPMENT POLICIES	32.3
HOUSING	32.4
General Policies	32.41
Specific Policies	32.42
CIRCULATION	32.5
Policies	32.51
PARK DEDICATION	32.6
TRAILS	32.7
Policies	32.71
PLAN REVIEW	32.8
Policies	32.81

JOHN MUIR SPECIFIC AREA PLAN	33
INTRODUCTION	33.1
GOALS	33.2
LAND USE	33.3
Holding Zone	33.31
Residential Uses - Policies	33.32
Commercial Uses - Policies	33.33
Administrative and Professional Office Uses - Policies	33.34
HOUSING	33.4
Policies	33.41
COMMUNITY FACILITIES AND UTILITIES	33.5
Policies	33.51
CIRCULATION	33.6
Policies	33.61
POLICY INDEX	

10.1 PREFACE

The General Plan of the City of Martinez is organized into three sections. The first section introduces the premises which guided the formation of the plan. It explains the legal authority under which the plan was executed and presents the particular format selected to organize the plan.

The second section - The General Plan Elements - contains subsections summarizing individual planning elements as authorized under Article 5 of the California Planning and Zoning Law. (Cal. Govt. Code 65300) Although most of these are required by law for all cities and counties, other elements are included which in the judgement of the city relate to its physical development and welfare. Each element of the plan defines the broad goals of the city within that realm and sets policies to achieve those goals. Policies are both general and specific, aimed at promoting balanced, safe and integrated development throughout Martinez.

The third section is entitled Specific Area Plans. As its name suggests, this section treats selected areas of the city in greater depth. Although based on the policies of the General Plan Elements, these plans express refinements warranted by specific sub-area planning needs. Specific area plans govern land use and resource conservation, site design, building, development phasing, circulation, community services, and public facilities. They should also include all detailed regulations, conditions, and programs necessary to implement General Plan policies at the subarea level.

Both the General Plan Elements and the Specific Area Plans are accompanied by maps and charts which give a graphic representation of the policies as stated. Reference to these charts will aid in visualizing the regulations and changes proposed by this document.

The looseleaf format for the General Plan is designed to facilitate updating of the Plan without the need to reproduce portions not amended. In this way the General Plan becomes a flexible document, one that can reflect changes in conditions and values as they occur. Since this General Plan will undergo periodic reviews, all users should consult with the City prior to using this document for official or legal purposes in order to ascertain all approved changes. Individuals on the City's mailing list will receive amendments as they are made available.

10.2 INTRODUCTION

As a city grows over time, it faces new problems and new situations. Some of these are clearly affairs internal to the city. More likely than not, they are matters which involve the city in a network of influences and forces extending to surrounding regions. And although cities of similar size, age and location may share a certain commonality of concerns, nevertheless, each city treats its concerns according to its own scheme. By evaluating past and present strengths and weaknesses and articulating its aspirations for the future, each city lays an individual foundation for the pattern of things to come. What to retain, encourage or prevent, where to restrict, when to promote, how to improve are all decisions which must be made.

The formulation of a city's general plan provides the opportunity to make those decisions and shape development for the future. Through the process of citizen participation, proposals and ideas are entertained, discussed and refined until a set of acceptable recommendations is achieved. The plan has several characteristics. It is a tightly structured framework of goals, policies and programs which fosters maintenance and rational use of the plan because the success of programs can be directly tested against the goals they are meant to achieve. It is continuous, for goals and policies are reviewed and adjusted as community values and needs change over time. It is comprehensive because it seeks to integrate all community needs and basic aims with which local government is concerned. And it should be internally consistent in defining relationships and advocating courses of action.

In combination with appropriate zoning ordinances to enforce the policies, the General Plan represents the community's power to insure that its concerns are addressed. The quality of the natural environment, the character of the older sections of the city, the availability of choices for employment, recreation and housing, the role of the city as county seat, the efficiency and safety of circulation are all issues of concern to citizens of Martinez which are presently dealt with in this General Plan.

Of course the plan must remain flexible, capable of reflecting changes in population, knowledge and technology. Above all, it must continue to be responsive to a changing citizen conception of the best interest of the city.

10.3 FORMAT

The format selected for the presentation of the Martinez General Plan and Specific Area Plans is designed to make it manageable and useful to the diverse public which will consult it. The document is laid out so that its organization will read clearly. Each of the three major sections is identified by a decimal number. The introductory section is given in the 10 series; the General Plan Elements are listed in the 20 series; Specific Area Plans appear in the 30 series.

Within each of the three major series the organizational breakdown is made evident by the numbering system. General Plan Elements are each assigned a number of equal weight within the 20 series. For example, Land Use appears as 21, Housing appears as 25. Sub-sections of the different elements are ordered and numbered correspondingly. Statements about purposes, goals, policies and programs are distinguished with sub-statements presented hierarchically according to their referents. Maps and charts which pertain to the various sections appear in the appropriate sequence and are numbered and indexed in a fashion similar to the written text. The 30 series of Specific Area Plans parallels the General Plan series in organization. Each of the Specific Area Plans constitutes a separate sub-system within which goals, policies and programs are arranged by the indexing system.

This system of organization establishes an immediate coherency and internal consistency for the document. It makes for particular ease in locating the City's policy on a given issue, for not only is each element of the General Plan and Specific Area Plans clearly listed in the Table of Contents, but policies are also indexed by topic in the Policy Index found at the end of the document.

In addition, the format allows for amendments and expansions. New plan elements or policy statements can be added in the appropriate position simply by assigning them a number in sequence. A continual and accurate updating of the document is made possible by a method which dates policy entries. The date appearing on the bottom right hand corner indicates the most recent date of all policies and amendments contained on a particular page.

20 GOVERNMENTAL JURISDICTION

20.1 PURPOSE

The geographical extent of local government interest and influence must be clearly expressed to facilitate sound government practices. Actual municipal boundaries must be viewed in terms of both the local sphere of interest and local sphere of influence when formulating rational goals and policies and programs for their effectuation, as well as when promoting efficient intergovernmental coordination.

F20.1 The Governmental Jurisdiction map is shown in Figure F20.1.

20.2 SPHERE OF INTEREST

The Martinez sphere of interest encompasses a broad area highly important to goals for environmental quality and the policies of the Open Space and Conservation Element of the Martinez General Plan. This boundary is indicated on Figure F20.1 and is generally defined as follows: On the west and southwest by the drainage shed of the Alhambra Creek Drainage Basin; at its northwestern extent by a line described as the eastern drainage boundary of "Little Bull Valley" and follows to its termination with the Carquinez Straits shoreline. This shoreline continues eastward as the northern boundary and ends generally at the confluence of the Pacheco Creek. The eastern boundary passes through the general vicinity of the lowlands just east of Interstate Route 680, and continues southerly until Highway 4. Along the balance of the eastern boundary and southern boundaries the respective city boundaries of Concord and Pleasant Hill generally form the boundary with an indefinite line linking Taylor Boulevard to the southernmost tip of the Alhambra drainage basin in the vicinity of Briones Regional Park serving as the balance of the southern boundary.

20.3 SPHERE OF INFLUENCE

The Martinez sphere of influence as defined by the Local Agency Formation Commission approximates the probable ultimate physical boundaries and service area of the city of Martinez and is intended to facilitate the orderly formation and development of local agencies and their service areas. This boundary should provide guidance in matters related to the annexation of territories and the formation of special districts. The sphere of influence boundary is depicted on Figure F20.1. It aligns with the sphere of interest boundary except along the western boundary as shown.

20.4 POLICIES

20.41 All developed, but presently unincorporated areas within the sphere of influence should be annexed to the City of Martinez to ensure an equitable tax distribution and cohesive neighborhood units for public service purposes.

20.42 All new development within the sphere of influence should be required to annex to the City of Martinez prior to development and development allowed only where provision of necessary public services can be provided without adverse fiscal effects on the City. For example, construction in areas with severe geologic constraints resulting in excessive ongoing public maintenance cost should not be permitted. Similarly, development should be directed towards those areas in which there already exists unused capacity in various public services such as water supply facilities, sewer collection facilities and schools. In outlying areas whose existing levels of public facilities are inadequate, new development should be permitted only at a scale sufficient to economically support major extensions or expansions of public service and facilities.

20.43 Land remaining in major open space use, where not an integral part of contiguous urban development, should continue to be under county jurisdiction, provided that the county shall prohibit any use of the land inconsistent with the Martinez General Plan. It shall be the intent of the City Council to establish a joint City-County planning agreement to achieve this end and seek new state legislation to ensure implementation of the City's open space policy in adjoining and presently urbanized lands.

20.44 Water service and sanitary sewer service should not be extended to development which does not conform to the General Plan and growth staging conditions therein.

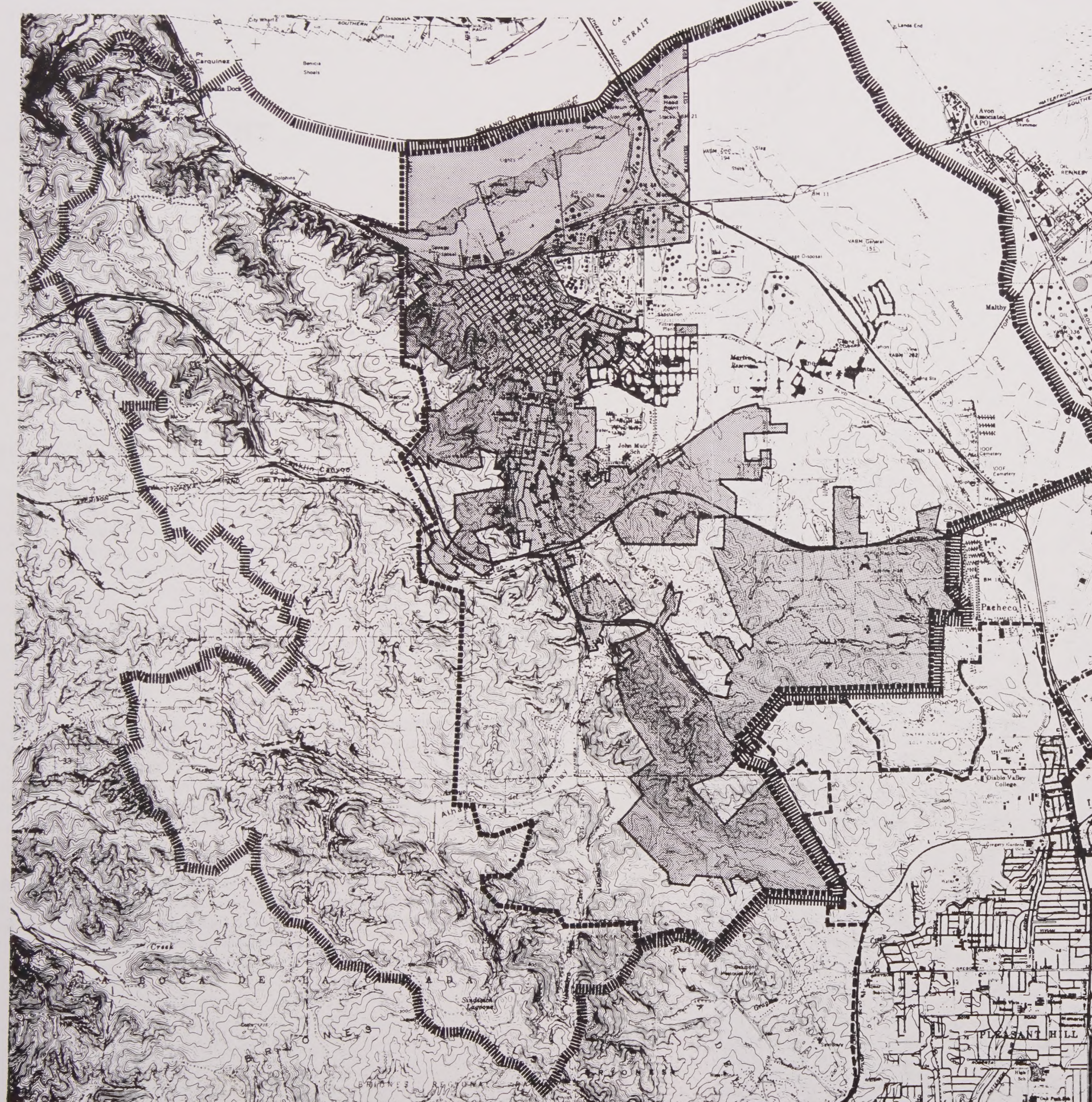
FIGURE F 20.1

GOVERNMENTAL JURISDICTION

- ||||||| MARTINEZ SPHERE OF INTEREST
- MARTINEZ SPHERE OF INFLUENCE
- MARTINEZ MUNICIPAL BOUNDARY
- PLEASANT HILL MUNICIPAL BOUNDARY
- - - - - CONCORD MUNICIPAL BOUNDARY

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scale (1000 feet)
0 2 4



21 LAND USE ELEMENT

21.1 PURPOSE

The Land Use Element represents the pattern of uses established by the other general plan elements and policies. It serves as the primary means of ensuring integration of these policies with land use policies relating to residential, commercial and industrial facilities and their land, locational and public service needs. The Land Use Policy Map designates the location of the major land uses components. Complementary policies are set forth below.

F 21.1 The Land Use Policy map is shown in Figure F21.1.

21.2 OPEN USE AREAS

21.21 Land to remain for open uses is designated Public Permanent Open Space or Open Space/Conservation Use Land. These designations shall apply where the following conditions are prevalent: natural conditions such as steep or potentially unstable slope, hazardous geologic conditions, watershed stability and floods hazard, seismic hazard, and fire hazard, which constitute major constraints to development or threats to life and property, where soils, land forms, vegetation, watersheds, creekways, and water bodies combine to provide either a significant habitat for wildlife or agricultural resource and where land forms, vegetation, waterways and surfaces constitute a major scenic and recreational resource which should be preserved either for purposes of public use or protection and shaping of the scenic setting of the community.

21.22 Zoning and other regulatory powers shall be used to maintain open space use where there are substantial threats to life and property or where private open space uses are appropriate. Appropriate private open space uses include agricultural, grazing, open space recreational uses such as camp facilities, or residential uses where such uses and related facilities such as roads and parking areas constitute less than two percent of the entire land area where the balance of the land is retained in a natural state or agricultural state.

21.23 Dedication shall be required for open spaces having scenic, recreation or habitat value where natural and man-made conditions permit economic use of a sufficient portion of the land holding with lower open space values. The balance shall be developed in accordance with other general plan policies.

21.24 Public acquisition shall be used to obtain lands intended primarily for community-wide or regional recreational needs when the lands intended for these public purposes constitute either the major portion or substantial share of the readily buildable land within an individual property holding.

21.25 A community-wide public trail system shall be provided for as shown in the Land Use Policy Map.

21.3 RESIDENTIAL USES

Four types of residential areas are established by the Land Use Policy Map. Gross residential land use densities as related to dwelling unit site area requirements are shown in F21.2.

21.31 PROTECTED NEIGHBORHOODS

21.311 Existing neighborhoods shall retain their present housing roles and the existing residential character preserved and enhanced. Non-residential uses, other than those providing services primarily to residents within the neighborhoods, shall be prohibited.

21.312 To respect the established physical patterns of these neighborhoods, new residential structures should be similar in scale and type of accommodations to existing units.

21.32 HILL RESIDENTIAL AREAS

21.321 All land designated for residential use with slopes in excess of ten percent shall be developed in a manner which respects the site's natural features and protects against natural hazards common to most hill area sites in Martinez. Allowable residential density shall be governed by the City's slope density ordinance. Use of planned unit development approach is made mandatory in order that conditions unique to each site can be considered.

21.322 A wide variety of housing types shall be permitted.

21.323 The final selection of the housing type shall be determined on the basis of best preserving the scenic quality of these hill areas and protecting against hazards. Within hill residential areas, the residential structures themselves should be visually subordinate to the natural setting.

21.324 Land pockets with slopes from 0-10% shall be R-1 designated for development at a density of 4 to 6 dwelling units per gross residential acre until such time as more

FIGURE F 21.1

LAND USE POLICY



- RESIDENTIAL
 - 0-6 UNITS/GROSS ACRE
 - SLOPE DENSITY ORDINANCE
 - 6-12 UNITS/GROSS ACRE
 - 12 AND OVER UNITS/GROSS ACRE
- COMMERCIAL
 - RETAIL AND SERVICES
 - PROFESSIONAL AND ADMINISTRATIVE
- INDUSTRIAL
- COMMUNITY FACILITIES
 - SCHOOLS
 - PUBLIC INSTITUTIONS
 - PARKS AND RECREATION
- OPEN SPACE
 - PUBLIC PERMANENT OPEN SPACE
 - OPEN SPACE/CONSERVATION USE LAND
- SPECIAL STUDY AREA
- PARKWAY HOLDING ZONE

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scale (1000 feet)
0 2 4



F 21.2 RESIDENTIAL LAND USE DENSITIES AS RELATED TO DWELLING UNIT SITE AREA REQUIREMENTS

<u>Dwelling Units per Gross Acre</u>	<u>Required Site Area per Dwelling Unit</u>
Residential Use Areas:	
1 to 6 units	40,000 to 6,000 square feet per unit
6 to 12 units	6,000 to 3,500 square feet per unit
12 and over 12 units	less than 3,500 square feet per unit
Open Space/Conservation Use Lands:	
0 to 1 units	40,000 square feet per unit or greater with larger site area requirements typical of the zone
0 to 2 units	20,000 square feet per unit or greater in areas within the Open Space/Con- servation Use Lands but outside the Alhambra Creek watershed.

definitive studies can be undertaken for these areas.

21.33 MEDIUM DENSITY RESIDENTIAL AREAS

21.331 Residential development with densities up to twelve dwelling units per gross acre shall be permitted in portions of the community not constrained by existing residential development or natural conditions. The primary purpose shall be to promote a citywide housing stock which provides for a range in housing cost and type.

21.332 The allowable density of the Medium Density Residential Area shall permit townhouses or garden apartments.

21.34 HIGH DENSITY RESIDENTIAL AREAS

21.341 High density residential development of up to twenty dwelling units per gross acre shall be permitted in limited areas. The primary purpose is provision for apartment types of housing accommodations to serve the needs of single persons, families with preschool children and childless households.

21.342 A supply of moderate income housing shall be made available.

21.4 COMMERCIAL USES

21.41 The city should provide adequate land area of appropriate type and location to meet the marketing requirements of the merchant and the shopping needs of the community and central Contra Costa County. All commercial development, both present and future, must meet the highest standards of design, safety and convenience.

21.42 Convenient neighborhood commercial facilities should be provided at a scale consistent with contemporary merchandising practices.

21.43 Additional commercial development should be permitted in neighborhood centers only when it adds to the convenience of living in that neighborhood. New commercial areas should be designated only where such use is essential to the convenience of neighborhood residents.

21.44 Expansion of existing centers or additions of new centers beyond that which can be supported by local market conditions should be prevented.

21.45 Professional and business services which complement the health service role performed by Martinez should be accommodated. Adequate locations for the many

professional and business functions needed to support the City's population and work force must be available.

21.5 INDUSTRIAL USES

21.51 Expansion of the petroleum refining and related industries must proceed in an orderly fashion and be consistent with protection of the community's air, water, scenic and fiscal resources.

21.6 COMMUNITY FACILITIES USES

21.61 Residential growth should be channeled in a manner which promotes the best utilization of existing public facilities, but only in those areas where new residential development is compatible with the open use policies of this plan.

22 OPEN SPACE ELEMENT

22.1 PURPOSES

Natural resources and processes are highly interrelated. The elements which deal with the natural resource system have therefore been integrated into a single section of the general plan. The purposes served by the individual elements as mandated by state law have been incorporated into policy which considers their systemic nature. Open Space policies must assure the continued availability of land for the production of food and fiber, the enjoyment of scenic beauty, recreation and for the use and protection of natural resources. Conservation policies are meant to assure the conservation, development and utilization of natural resources including water, forests, soils, rivers, harbors, fisheries, wildlife, minerals and other natural resources. A complete discussion of the supporting material upon which these policies are based is found in the Open Space and Conservation Plan.

This policy framework details the Open Space and Conservation Policy Zones which have been adopted on an area-wide basis and sets the policies which apply to specific locations and environments.

F 22.1 The Open Space and Conservation Policy Zones map is shown in Figure F22.1.

22.2 POLICY ZONES

22.21 The Alhambra Valley Conservation Zone should remain essentially devoted to open space land use. Agriculture, especially rangeland, recreation and low density residential uses subordinate to the landscape are appropriate. This area is potentially hazardous with respect to landslides, earthquakes and fires. It is important to watershed conservation and the control of flooding along the Alhambra Creek and possesses natural vegetation and wildlife habitat resources, valuable scenic amenity and agricultural land value.

22.22 The Franklin Canyon Conservation Zone should remain essentially devoted to open space land use. Agriculture, especially rangeland, recreation and low density development where appropriate to the setting are all appropriate uses. This area is potentially hazardous with respect to landslides, earthquakes and fires. It is important to watershed conservation and the control of flooding along the Alhambra Creek and possesses natural vegetation and wildlife habitat resources, valuable scenic amenity and agricultural land value.

OPEN SPACE AND CONSERVATION POLICY ZONES



22.23 The North Contra Costa Waterfront Zone should remain essentially unimproved and devoted to open space land use. Recreation and limited industrial development compatible with the wetland habitat and other natural conditions present are appropriate uses. Land use within this zone is also governed by the regulations of other governmental agencies. Most of this area is comprised of the marshes and mudflats of the waterfront area which have high value as natural habitats and as scenic and recreational areas.

22.24 The Hidden Lake Hills-Alhambra Hills Zone requires the application of the Planned Unit development approach in order to provide residential open space and services in a manner compatible with the natural landscape. Slope instability and steep slopes are present while the natural landform is the primary environmental asset.

F 22.2 The specific Open Space and Conservation Policies map is shown in Figure F22.2.

22.3 PERMANENT OPEN SPACE LANDS POLICIES

22.31 Land within the Franklin fault zone (Calaveras Fault) should be dedicated to open space use such as Briones Regional Park and the Williamson Act Agricultural Preserve Lands which presently occupy portions of the fault zone.

22.32 The Creekway of the Alhambra Creek should be dedicated to public open space land use.

22.33 Land subject to landslide hazard or of excessively steep slope should be dedicated to public or private permanent open space use.

22.4 CONSERVATION LANDS POLICIES

22.41 Large scale alteration of the topography to accommodate incompatible development patterns is prohibited to prevent severe erosion and hydrologic hazard.

22.42 In all hilly areas, grading practices for drainage purposes should restore natural patterns of surface water run-off with respect to volume of flow.

22.43 Grading alterations should not induce or accelerate natural channel grading, sheet erosion, gullying and other forms of erosion.

22.44 All woodlands and marshes should be conserved and protected from degradation, destruction or deleterious encroachment. Where development occurs, site plans should be required to maximize retention and preservation of these vegetative resources.

22.45 Any tree removal required by development should be based upon a selective thinning program utilizing the principles of natural plant succession.

22.46 Development within areas dominated by oak species should avoid damage to their sensitive root crowns by grading practices.

22.47 The riparian vegetation of the Alhambra Creek is an important community asset and must be preserved and enhanced.

22.48 Within the Alhambra Creek Drainage Basin factors which could contribute to increased run-off rates of surface water should be prevented or regulated. Such factors include overgrazing, logging, clearing, burning and other activities which could reduce vegetation cover, as well as the construction of impermeable surfaces over permeable soil and geologic areas or the removal of permeable soils by extensive grading and scraping practices.

22.49 Within the Alhambra Creek Basin, sites in the first and second order tributary subbasins should be developed for flood retention purposes and for additional recreation or livestock watering uses where appropriate. Retention dam sites should be chosen with due consideration to soil and geologic conditions related to slide hazard.

22.50 All other waterways and their banks should be protected from encroachment and degradation and restored or enhanced visually through appropriate landscaping where deemed necessary. Integration of these into park or trail systems and other common open spaces should be required as a condition for development of adjoining lands.

22.51 Hill areas greater than 30% slope shall not be developed. This prohibition will protect public safety and soils, safeguard watershed areas and waterways and preserve the natural scenic setting of the community as determined by its landforms.

FIGURE F 22.2

SPECIFIC OPEN SPACE AND CONSERVATION POLICIES



-  RIPARIAN CONSERVATION ZONE
-  MAJOR WOODLAND CONSERVATION
-  MARSHLAND CONSERVATION
-  ALHAMBRA CREEK TRAIL AND PARK SYSTEM
-  HILLFORM CONSERVATION

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scale (1000 feet)
0 2 4



23 PARKS AND RECREATION ELEMENT

23.1 PURPOSE

The Parks and Recreation element establishes a comprehensive system of areas and public sites for diverse forms of recreation. Policies guiding the location, acquisition and development of suitable sites within the city seek to ensure that a balanced system of park and recreational facilities is available to all residents.

23.2 POLICIES

23.21 Recreation-park sites should be multiple use facilities which provide educational, recreational and park opportunities for all residents.

23.22 Both beauty and efficient use should be major considerations in the design of recreation-park areas in order to encourage maximum use of these centers and to improve the physical environment of the community.

23.23 Each recreation-park site should be centrally located within the area it is planned to serve and should be accessible to all residents in the area.

23.24 Recreation-park sites should be acquired adjacent to existing and proposed school sites.

23.25 Recreation-park sites should be selected so as to be adaptable to changing recreational requirements of the users.

23.26 Recreation-park sites acquired by the City should be dedicated and protected from diversion to non-recreational purposes.

23.27 Recreation-park sites should be acquired or reserved well in advance of the development of the area even if at present they do not lie within existing City boundaries.

23.28 Recreation-park standards should be met by acquiring sufficient land even if present financial resources limit early development.

23.29 The waterfront should be further developed to take advantage of its potential as a shoreline recreation area where a variety of outdoor recreational activities can take place in a protected setting.

24 SAFETY ELEMENT

24.1 PURPOSE

Two safety elements are required by law to safeguard the community. The seismic safety element specifically identifies and appraises areas subject to earthquake hazards and sets forth appropriate regulations. Factors such as susceptibility to surface rupture, ground shaking and ground failures and effects of seismically induced flooding must all be taken into account.

The overall safety element complements the seismic safety element by identifying hazards due to landslides, fire, flooding and other geological factors and by requiring emergency services to relieve and withstand these hazards.

F 24.1 The Seismic and Geologic Hazards map is shown in Figure F24.1.

24.2 POLICIES

24.21 SEISMIC HAZARDS

24.211 Development shall be barred from the Franklin Fault Zone, which includes traces of the main fault, branches, and secondary sub-parallel, a one thousand foot band centering on the contiguous adjacent, north-south trending Briones Fault, the Concord Fault zone, and all slopes indicated to possess severe landslide potential which fall within this corridor and would thus be subject to intense disturbance.

24.212 Development shall be precluded along any fault trace where surface rupture is deemed possible. Fault traces which are considered to be inactive should be evaluated for special foundation problems prior to the construction of any buildings, utilities, roads, or paving on or across their trace.

24.213 The city shall adopt structural design criteria and codes and other programs applicable to other seismic effects, specifically, liquefaction of ground materials, seismic response of such unconsolidated geologic formations as alluvial deposits and collapse-hazard buildings and other seismic-induced failures of existing structures.

24.22 OTHER GEOLOGIC HAZARDS AND CONSTRAINTS

24.221 Construction of buildings, roads and utilities in landslide prone hillsides should be prohibited.

24.222 All slopes which are over 30% in grade should be precluded from development unless it can be demonstrated that alteration of the topography and hazards to public safety will not be incurred.

24.223 Construction in areas containing soils with high "shrink-swell" properties will require employment of special foundation techniques to offset these effects.

24.224 The use of septic tanks, tile filter fields, or sewerage ponds in areas where soil conditions constitute a severe limitation for such practices should be precluded for reasons of public health.

24.225 Areas where moderate soil limitations are present must be studied on a site specific basis with respect to technique and density suitability.

24.23 FIRE HAZARDS

24.231 The build-up of scrub type plant communities (Chaparral and Northern Coastal Scrub) should be cleared or thinned periodically to curb the fire threat they pose.

24.232 Scrub vegetation should be especially cleared from woodlands to remove this cause of major woodland fire.

24.233 The invasion of grassland by "Baccharis" (a highly fire prone plant community) should be prevented by retaining grazing on rangelands and integrating grazing practices within developed areas.

24.24 FLOOD HAZARDS

24.241 Programs for flood control of Alhambra Creek should treat problems of public safety and natural conservation in an integrated approach. All of the following are appropriate measures for controlling flooding: upstream land use controls, preservation of vegetation and woodlands, creekside parks and trail systems, preservation of the waterway's natural features where possible, channel and embankment improvements in reaches where channel capacity is restricted, diversion of flood waters through drainage improvements, upstream flood detention dams and flood water diversion.

FIGURE F 24.1

SEISMIC AND GEOLOGIC HAZARDS

-  SLOPES OVER 30% IN GRADE*
-  SLOPES, 20 TO 30% HAVING HIGH LANDSLIDE SUSCEPTIBILITY

-  FAULT TRACES
-  SUSPECTED FAULT TRACE
-  EXISTING LANDSLIDE

* INCLUDING SLOPES WITH HIGH LANDSLIDE SUSCEPTIBILITY

SOURCE: GEOLOGIC SOURCES REFERENCED IN TEXT
ANALYSIS PERFORMED BY SEDWAY/COOKE



THE CITY OF
MARTINEZ
CALIFORNIA

scale (1000 feet)
0 2 4



26 CIRCULATION ELEMENT

26.1 PURPOSE

The Circulation element aims to provide residents with access to jobs, goods and services in a manner that is respectful of the natural environment. It deals with transportation within the City boundaries as well as movement between the City and the outlying region.

F 26.1 The Circulation and Scenic Roadways Policies map is shown in Figure F26.1.

26.2 POLICIES

26.21 Undertake transportation planning as an integral element of the General Plan, in accordance with stated community goals.

26.22 Provide a network for all types of movement, including routes for automobiles bicycles, pedestrians and equestrians.

26.23 Designate streets within the system according to their primary use.

26.24 Establish an automobile roadway as shown on the Circulation Policy Map which promotes the following policies.

26.241 Restrict roadway capacity in areas designated for retention in open space use and in this way discourage further urbanization.

26.242 Provide for direct major north-south traffic movement along Alhambra Avenue between Highway 4 and Taylor Boulevard.

26.243 Protect existing and planned residential areas from intrusion by major traffic movement.

26.244 Increase the efficiency, safety, and appearance of roadways by prohibiting curbside parking wherever feasible.

26.245 Improve neighborhood and community appearance by providing landscape medians in major arterials. This policy shall apply wherever an adequate right-of-way can be provided without adversely affecting adjoining properties.

26.246 Provide a network of arterials to scenic residential areas in the southeast and Northeast portion of the planning area.

26.247 Improve the efficiency of the circulation system and reduce public construction cost by prohibiting curbside parking as indicated on the Circulation Policy Map. It shall be the responsibility of adjoining property owners to provide at the time of development sufficient on-site parking to meet the needs of guest parking or related parking needs.

26.248 Pacheco Boulevard due to its importance as a major access road and importance as an intra-city route should be upgraded in its physical appearance by means of stringent controls over the design and siting of adjoining development.

FIGURE F 26.1

CIRCULATION AND SCENIC ROADWAYS POLICIES



- SCENIC ROADWAY
- FREEWAY
- FREEWAY ACCESS
- 4 LANES / PARKING & MEDIAN
- 4 LANES / PARKING
- 4 LANES / MEDIAN
- 4 LANES
- 3 LANES / 1 LANE PARKING
- 2 LANES / PARKING
- 2 LANES ONEWAY / PARKING
- 2 LANES
- 1 LANE ONEWAY / 1 LANE PARKING

THE CITY OF
MARTINEZ
CALIFORNIA

scale (1000 feet)
0 2 4



27 SCENIC ROADWAYS ELEMENT

27.1 PURPOSE

The Scenic Roadway Element provides for the establishment and development of scenic roads and regulates the enhancement and protection of their scenic appearance. Actions to implement the scenic roadway element include regulation of land use, landscaping and architectural design, detailed land site planning, control of outdoor advertising, and coordination of roadway, drainage, lighting, traffic signals, and road sign improvements.

27.2 SCENIC ROADWAYS

The following roadways are designated as scenic roadways for Martinez.

27.21 Extension of the existing Crockett to Martinez waterfront scenic drive from its present terminus and the western City boundary to a new terminus at the junction of Marina Vista Drive and Route 680. Continued eastward extension of this Route along the Carquinez Straits should be given further consideration by the county and State.

27.22 California State Highway Route 4, from its eastern junction with Route 680 to its western terminus with Interstate 80 should be developed to scenic highway standards. The visual quality of the portion of the highway within the city will aid greatly in distinguishing Martinez from the subregion.

27.23 Alhambra Avenue from its junction with Taylor Boulevard to its intersection with California State Highway Route 4. This main north-south arterial is an important gateway to the city deserving special attention in order to retain and enhance its scenic qualities. Extension of the scenic roadway designation through the urban area to a junction with the waterfront scenic drive should be evaluated further.

27.24 Alhambra Valley Road from its junction with Alhambra Avenue westward to its junction with Interstate 80. A low capacity scenic rural roadway is appropriate and compatible with the scenic amenities along this east-west Coast range road. Treatment of the roadway through the Alhambra Valley is especially crucial to the overall visual quality of this scenic resource.

27.25 Reliez Valley Road from its junction with Alhambra Valley Road, southeast to its junction with Grayson Road, through to the junction with Taylor Boulevard. The pastoral qualities of this road should be preserved with special regard to the scenic unity of the Alhambra Valley.

27.3 POLICIES

27.31 All billboards shall be prohibited along scenic roadways.

27.32 Scenic roadways shall be assigned the highest priority for utility undergrounding funds.

27.33 Curbside parking should be prohibited wherever feasible to eliminate disruption of the visual scene caused by parked vehicles.

27.34 Sides of the roadway should be fully landscaped in accordance with the established character of the areas. In non-urbanized areas, plant materials and placement of these materials should be consistent and integrated with the native vegetation. Within urbanized areas more formal landscaping and use of exotic or introduced plant species is appropriate.

27.35 Where luminaires are provided they should be consistent in scale with neighborhood buildings or landscape features. The basic intent shall be to subordinate these vertical elements to surrounding conditions.

27.36 Buildings sited along the scenic roadways shall be placed at a sufficient distance from the roadway to ensure retention of the major scenic attributes associated with the respective roadway section. The selection of building materials, colors and signing shall also be consistent with this aim.

28 NOISE ELEMENT

28.1 PURPOSE

The Noise Element is required by state law to identify in quantitative terms the sources of present and projected noise levels associated with existing and proposed major transportation elements and fixed point noise sources, and to set regulations and standards to reduce or eliminate their undesirable effects on the health and well being of the community. The noise element must include a. A statement of general policy regarding noise and noise sources; b. Desired maximum noise levels by land use categories; c. Standards and criteria for emissions from transportation facilities; d. Standards and criteria for compatible noise levels from local fixed point sources; e. A guide for implementation, and f. An appendix describing methodology of preparation and sources of data.

At present the Noise Element has not been prepared and adopted.

29 COMMUNITY DESIGN ELEMENT

29.1 PURPOSE

The purpose of the Community Design Element is to provide guidelines, standards, and regulations governing public and private physical improvements affecting the visual character, scenic resources and potentials of the community and environs. The community design element is also intended to coordinate visual and scenic resources policies and regulations set forth in the Scenic Highways and Conservation Elements.

At present the Community Design Element has not been prepared and adopted. Pertinent policies, standards, and regulations in the Scenic Highways and Conservation Elements however do apply.

30 CENTRAL MARTINEZ SPECIFIC AREA PLAN

30.1 INTRODUCTION

Central Martinez maintains an "old town" character which distinguishes it from outlying suburbs. The special problems of this district, in terms of housing, circulation, the nature of the commercial center and county seat, also set the Central Area apart from other sections of the city. The Specific Area Plan for Central Martinez formulates goals and policies expressly designed to guard the character of the city's older sections while guiding the evolution of the functions at the city core.

F30.1 The Central Martinez Specific Area Plan map is shown in Figure F30.1.

30.2 GOALS

30.21 PRESERVE AND ENHANCE THE ENVIRONMENT, PHYSICAL STRUCTURES AND SERVICES IN A MANNER WHICH RESPECTS THE SPECIAL SMALL TOWN CHARACTER, QUALITY, AND AMENITY OF "OLD" MARTINEZ.

30.22 LIMIT THE DEVELOPMENT OF AVAILABLE LAND AND NEW STRUCTURES IN ACCORDANCE WITH THE EXPRESS POLICIES OF THE GENERAL PLAN FOR CENTRAL MARTINEZ AND THE PREDOMINANT CHARACTER OF SURROUNDING USES.

30.23 ESTABLISH ADEQUATE CONTROLS FOR THE LOCATION, FUNCTION AND DESIGN OF STRUCTURES AND FACILITIES REQUIRED TO IMPROVE THE ECONOMIC AND SOCIAL LIFE OF THE COMMUNITY.

30.24 SECURE OPEN SPACE AND CONSERVATION AREAS BOTH AROUND AND WITHIN THE URBANIZED AREA OF CENTRAL MARTINEZ, AFFORD RELIEF FROM THE URBAN ENVIRONMENT, ENSURE NEIGHBORHOOD IDENTITY, PROTECT SCENIC VISTAS AND PROVIDE FOR ACTIVE AND PASSIVE RECREATION.

30.25 GUARANTEE ALL CITIZENS PHYSICAL WELL-BEING, INTELLECTUAL, SOCIAL AND CULTURAL DEVELOPMENT, AND A CHOICE OF STABLE RESIDENTIAL NEIGHBORHOODS AND PERSONAL PRIVACY.

30.26 ACHIEVE A VISUALLY PLEASING COMMUNITY IN WHICH STRUCTURE AND SURROUNDINGS ARE RELATED IN A HARMONIOUS AND FUNCTIONAL PATTERN WHILE ELIMINATING UNATTRACTIVE ELEMENTS AND ARRESTING DETERIORATION.

30.27 STRENGTHEN ESSENTIAL MUNICIPAL SERVICES AND CONSOLIDATE THE CIVIC, COMMERCIAL AND RECREATIONAL ROLES NOW PLAYED BY CENTRAL MARTINEZ TO MAKE OPTIMUM USE OF LAND AND TO INCREASE RESIDENT AND REGIONAL USE OF COMMUNITY FACILITIES AND THE NATURAL ASSETS OF THE AREA.

30.3 COMMERCIAL AND CENTRAL BUSINESS DISTRICT

30.31 PURPOSE

Varied commercial activities are vital not only to the economic health but also to the quality of life in a city. Direct benefits are realized by community residents who are employed by local retail, service and wholesale commercial establishments. Needed goods and services are made available and accessible. Tax revenues produced by commercial establishments contribute to and can finance improved levels of service for the entire community.

Opportunities for employment and tax revenues can be increased by expanding the industrial base in Martinez. Since, however, indiscriminate industrial growth can jeopardize the quality of the environment, careful guidance and proper siting of industries is imperative to promote a better life for residents.

The central business district has been profoundly affected in recent years by the continuing expansion of County government. Hosting the seat of County government for Contra Costa has brought a sharp rise in government land use and employment, but has created problems as well. Any further expansion of county facilities must be closely evaluated to ensure that it conforms to environmental, residential and commercial objectives set by the community. The commercial and central business district section of the Specific Area Plan oversees these concerns.

30.32 COMMERCIAL POLICIES

30.321 The city and the business community should capitalize on the emerging specialty nature of existing Martinez outlets by aggressively encouraging further specialty-retail, professional, financial and government service establishments and by providing public amenities to complement these service functions.

30.322 A sign ordinance with a reasonable amortization provision should be prepared and design and landscaping criteria for all future commercial development should be applied to all proposals.

30.323 Loading docks, trash collection areas, open storage lots and other unsightly areas should be concealed and screened from view.

30.324 The CBD should be strengthened by consolidating retail and service establishments while discouraging additional development of strip facilities along Alhambra Avenue.

30.325 Additional commercial development should be permitted in neighborhood convenience centers only when it adds to the convenience of living in that neighborhood and when the design features and traffic patterns of the center will not detract from the neighborhood. New commercial areas shall similarly be designated only where they are essential to the convenience of neighborhood residents.

30.326 Future commercial development should be located where it will best serve the convenience of shoppers and the needs of the surrounding trade areas.

30.33 CENTRAL BUSINESS DISTRICT POLICIES

30.331 A program to beautify and bring focus to the central business district should be undertaken. Market conditions, investment constraints and esthetic considerations all suggest that the unique quality, potential attractiveness and special amenity offered by the Central Martinez downtown area can be enhanced through programs of limited scale which capitalize upon the recreation/leisure/visitor trade.

30.332 Broad scale clearance programs aimed at eliminating commercial blight and "importing" substantial numbers of new residents into the CBD cannot be justified in market terms and would tend to impair the very qualities which distinguish Martinez from other commercial centers. Attention should be focused upon the commercially blighted blocks which encircle the core CBD, for the purpose of containing incompatible commercial and industrial uses and consolidating and upgrading parcels now badly deteriorated.

30.333 Main Street and the immediate vicinity should be improved by sponsorship of a program which emphasizes increased off-street parking, the establishment of greenways and possible street closures. The overall thrust should be to improve the attraction of the area to pedestrian shoppers, and to subordinate the emphasis on vehicles that now exists.

30.334 The strong market support for increased specialty goods and service outlets, for expansion of first class eating and drinking establishments, and for the growth of related leisure-based commercial activity within the CBD is reinforced by park and recreational uses at the waterfront. Merchants should organize and sponsor a study of consumer preferences based upon forecasted increases in visitor days to the Central Martinez area.

30.335 Expansion of community and cultural facilities adjacent to and within the CBD should be planned.

30.34 COUNTY GOVERNMENT POLICIES

30.341 The City and the County should keep mutually informed about significant planning decisions and other proposed public actions which affect Martinez.

30.342 An agenda of current unresolved planning problems including, but not limited to, parking, traffic circulation, and current County space requirements should be developed and discussed by City and County staff for the purpose of arriving at mutually acceptable solutions. Other actions which may affect the City of Martinez can be anticipated.

30.343 The County should be discouraged from encroaching further into developed residential neighborhoods or taking any action that threatens the stability and value of privately owned parcels.

30.344 The viability of the County Master Plan and existing County policy toward creation of a concentrated civic center complex should be examined and prevailing plan assumptions reviewed.

30.395 Any future expansion of County government shall respect the need to upgrade and consolidate uses within the central business district through careful site selection of professional and office space.

30.346 Height, bulk and uses of proposed governmental structures shall conform to the character of the community.

30.35 INDUSTRIAL POLICIES

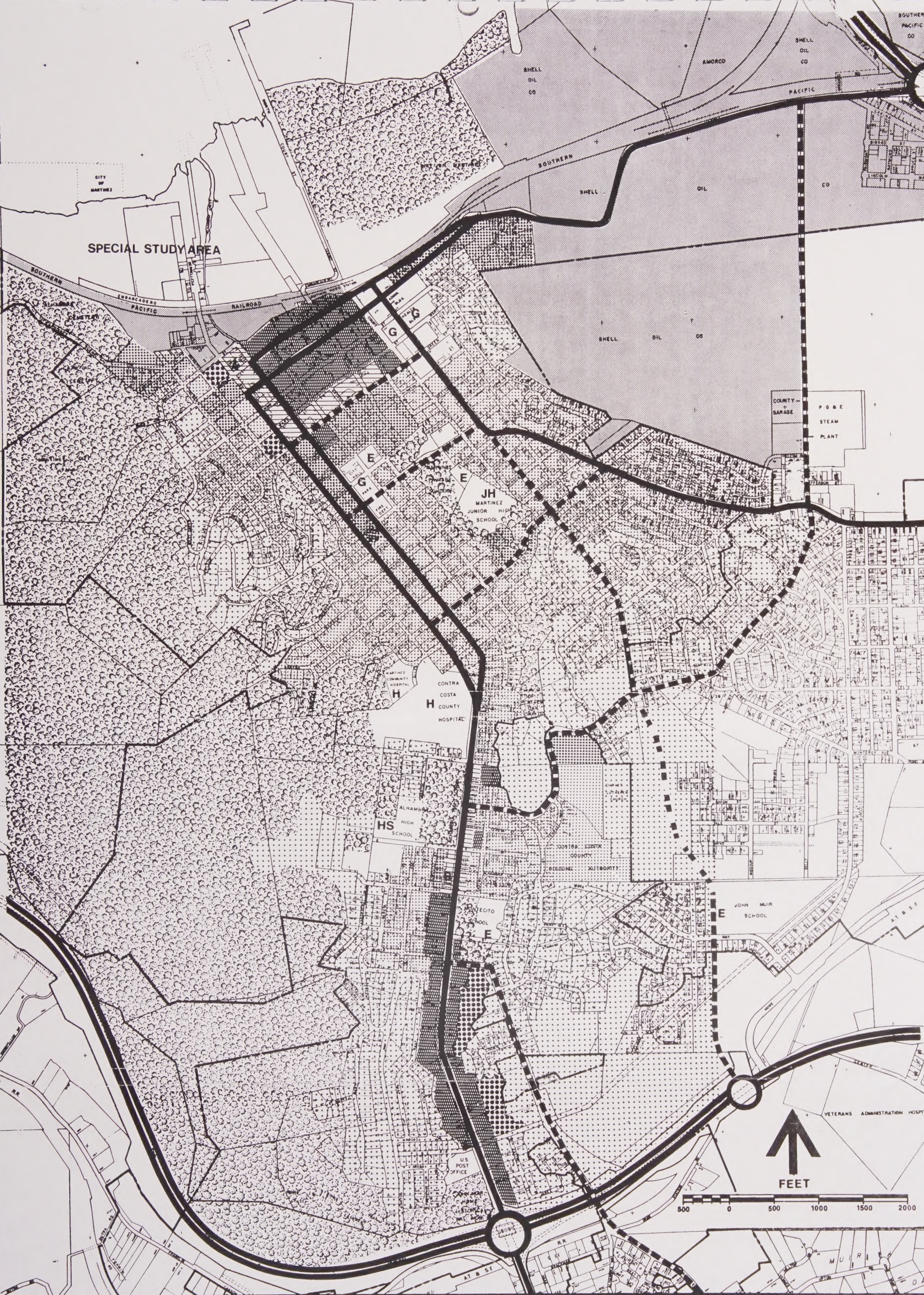
30.351 Adequate land for industrial growth and development should be provided. It is the policy of the City to encourage and assist existing industry to relocate away from the southern perimeter of the waterfront.

30.352 The city should consider further annexation to the east of the current Martinez City Limit to provide space for expansion of industry.

30.353 Industrial expansion accompanied by adverse environmental impact will not be permitted.

30.354 Acceptability of any industry shall be based upon its demonstrated ability to conform to performance standards set by the City.

30.355 Architecture of some merit and landscaping of building sites and parking areas should be required; according to design and landscaping criteria for industrial sites.



**CENTRAL MARTINEZ
GENERAL PLAN**
AS ADOPTED BY RESOLUTION 120
SEPTEMBER 19, 1973

RESIDENTIAL Group 1  Group 2  Group 3  Group 4 	COMMERCIAL  INDUSTRY  OPEN SPACE, PARKS AND RECREATION 	MIXED USE  A. Commercial, Office, & Group 4 Resi- dential. B. Commercial & Group 2 Residential	CIRCULATION Freeway  Arterials (2 lanes each way)  Collectors 	COMMUNITY FACILITIES Governmental G Schools E-JS-HS Hospitals H
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30.356 Industry should be located in a manner that protects both the adjacent land uses and the industry itself.

30.3561 Industrial areas should be located close to major traffic arteries to minimize heavy traffic through the urban area.

30.3562 Health, safety and maintenance standards should be vigorously enforced against industrial concerns whose practices endanger the community.

30.3563 Industrial areas which front directly on residential areas should be landscaped and screened.

30.3564 Industrial activities commonly considered undesirable, but necessary, should be identified. These may be located with minimum public exposure, but with direct access to major arterials.

30.4 CIRCULATION

30.41 PURPOSE

The major thoroughfares in Central Martinez serve mainly to transport traffic between residential areas and the surrounding regional highways, and between the county facilities and the regional highways.

30.42 POLICIES

30.421 Transportation planning should be undertaken as an integral element of the General Plan, in accordance with stated community goals, and for the benefit of the city as a whole.

30.422 The Martinez circulation system should provide a network for all types of movement, including automobile, bicycle, pedestrians, and equestrian routes. Martinez should be provided with an efficient vehicular circulation system with a variety of streets designated according to primary use.

30.423 Street capacity should be restricted in areas designated for retention in open space use, and thereby aid in discouraging further urbanization.

30.424 Existing and planned residential areas should be protected from intrusion by major traffic movements.

30.425 Adjustments to the General Plan are shown in Figure F30.1 and are enacted as follows:

30.4251 The proposed construction of a fourlane thoroughfare along the east side of the county building at Willow Street is deleted due to incompatibility with the quality and stability of the adjacent residential area. If necessary and appropriate for local circulation in this area, 2-lane streets might be provided on property presently owned by the county.

30.4252 The Pine Street connection between Route 4 and Marina Vista should be decreased from a proposed 4 lanes to 2 lanes to protect the stability and residential amenity of the Pine Street area. The extension of Pine Street from Shell Avenue to Vista Way should be considered during the environmental impact review for development in this area.

30.4253 The planned connection between Pine Street and Court Street at Brown Street should be deleted, and Pine Street north of Brown Street utilized as the more heavily travelled north-south street of the pair.

30.4254 The F Street extension into the Franklin Hills should be deleted from the Circulation Element.

30.4255 A joint organization of city and county representatives should investigate the opportunities of providing parking in the waterfront General Development Area connected to downtown by an overpass over the Southern Pacific railroad tracks with provision for 2 vehicular lanes, and a pedestrian path. This project could provide longterm parking for county use on weekdays, weekend and evening parking for recreation users, and a safe, reliable means of access to the waterfront.

30.426 A trail for pedestrians and bicyclists should extend along Alhambra Creek and link the Waterfront recreation and parks area to a number of community facilities including the Martinez Primary and Junior High Schools, the proposed park and community center at 'A' Street, the County Public Housing Area and Montecito Elementary School. The trail should extend along Alhambra Way to the PG&E right-of-way. This will establish a trail connection to Canyon Way on the west, will lead on to the California Riding and Hiking Trail at the John Muir Home and will provide a continuous trail into the Franklin Hills.

30.427 The city should support the efforts of the Local Mass Transit Agency to implement a public transit system connecting to BART. A large section of Central Martinez should be included in any program linking downtown Martinez to the BART station in Concord. Major destinations should include the Shell Company industrial area, the County office complex and the downtown commercial areas, the County Hospital and the Veteran's Hospital. LMTA service will consist of fixed-route buses, "dial-a-bus" or both.

30.43 PROGRAMS

30.431 A regularized program of traffic measurement should be established, at least for the major thoroughfares, to provide a basis for rational planning of the Martinez traffic system.

30.5 HOUSING

30.51 PURPOSE

The housing stock in the central area of the city provides a stable supply of units for a number of fixed or limited income persons, most of them long-time residents of Martinez. Although essentially sound, the supply of housing needs to be improved, in quantity as well as quality.

30.52 POLICIES

30.521 A program of selective restoration and rehabilitation should be undertaken given the condition of existing housing in central Martinez.

30.522 Areas which encircle the central business district, now underutilized or in light industrial and commercial use, may be converted to residential use of appropriate density and structure type. This should increase the housing supply and should eliminate the threat of visual and structural blight to adjacent residential neighborhoods.

30.523 Existing neighborhoods shall retain their present housing roles and their existing residential character shall be preserved and enhanced. Dissimilar building types shall not be permitted.

30.5231 The amenity of areas made up largely of single family structures should be preserved.

30.5232 Incremental replacement or repair of structures in poor condition should be provided for.

30.5233 Upgrading of selected blighted blocks now principally in nonresidential use, but owned by Martinez residents, should be encouraged.

30.5234 Future residential construction within neighborhoods shall be based upon controls on the number of units allowed per parcel, maximum lot size and structure height.

30.524 New construction of multi-family housing should be encouraged to meet the present demand and to "reconstruct" blighted areas, where such construction will not threaten the character of existing neighborhoods. An incentive system offering bonuses in exchange for larger site areas, landscaping and special architectural quality should be adopted.

Figure F.30.2

Regulations of Planned Residential Groups versus Existing Zoning

PLANNED RESIDENTIAL GROUPS					EXISTING ZONING				
Residential Group	No. of Units Per Site	Minimum Site Area sq.ft.	Required Site Area Per Unit sq.ft.	Maximum Height	Zone Designation	No. of Units Per Site	Minimum Site Area sq.ft.	Required Site Area Per Unit sq.ft.	Maximum Height
1 SF	1	6,000	6,000 or more	2 stories	R-1-40,000	1	40,000	40,000	30'
					R-1-20,000	1	20,000	20,000	30'
					R-1-10,000	1	10,000	10,000	30'
					R-1-7,500	1	7,500	7,500	30'
					R-1-6,000	1	6,000	6,000	30'
					- MF	-	-	-	-
2 SF	1	4,000	4,000	2 stories	R-1-4,000*	1	4,000	4,000	30'
					SF	1	4,000	4,000	30'
					MF	2-3	7,000	3,500	30'
					R-D	1	7,500	7,500	30'
3 SF	2-8	6,000	6,000	2 stories	MF	2	7,500	(3,750)	30'
					R-2	1	6,000	2,500	30'
					SF	2 or more	6,000		
					MF				
4 SF	-	-	-	-	R-3	1	6,000	-	
					MF	2 or more	6,000	1,250	75'
	6 or more	10,000	1,500**	2 (with parking under)					

SF = Single-Family Dwelling Units

MF = Multi-Family Dwelling Units

* Recommended new zone designation

** 1,250 sq. ft. if bonus conditions are met

30.53 PROGRAMS

30.531 Voluntary programs of upgrading are urged. Neighborhood homeowner groups would form the backbone for selfhelp programs assisted by the city. Technical assistance, bulk purchase of building supplies, low interest loan guarantees and other support should be provided by the city.

30.532 New construction should be reviewed to ensure its compatability with the neighborhood. The following guidelines are applicable.

30.5321 Provide a variety of housing types in selected areas where proposed new construction can be tied to surrounding use.

30.5322 Prohibit the construction of apartment units in neighborhoods where single family homes predominate.

30.5323 Set ceilings for permissible lot coverage in residential areas to prevent crowding units on small parcels and loss of open areas.

30.5324 Set height restrictions to prohibit two-story structures over parking facilities in any but the most densely developed areas.

30.5325 Protect the integrity of central neighborhoods by permitting only new construction which respects the scale of existing housing.

30.533 The following classification system of residential areas is adopted to safeguard neighborhoods and regulate new construction. (See Figure F 30.2)

30.5331 Group 1 designation allows only single family structures on sites of 6000 square feet or more. This designation shall apply to existing residential areas which match these conditions and to new development in some areas on the east and south sides of the Central Martinez Planning Area.

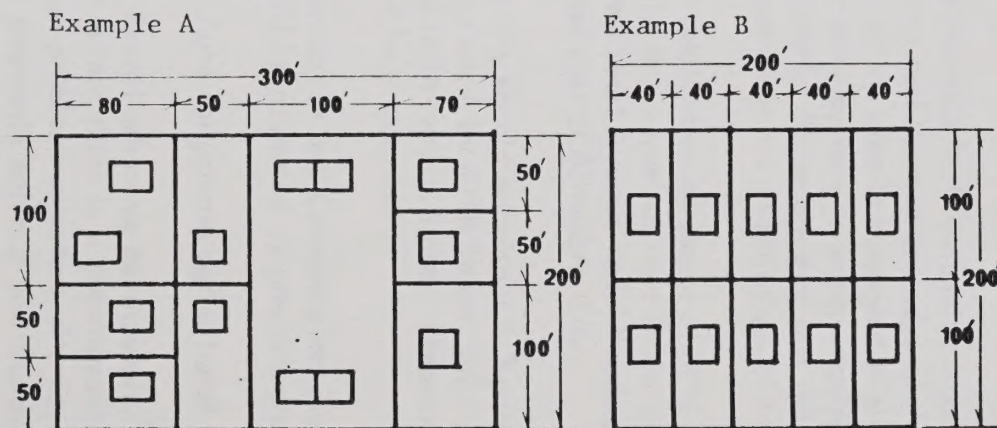
30.5332 Groups 2 designation sets a minimum lot size of 4,000 square feet/unit for all future construction, but permits flexibility to allow incremental growth. This designation shall apply to housing in the northwest section of the Central Martinez Planning Area where smaller sites and greater densities are common. (See Figure F30.1)

30.5333 Group 3 designation provides for multi-family structures within a restricted range of units per lot where minimum requirements of square footage of site per unit are met. This designation shall apply to the area around City Hall and elsewhere as shown on the Central Martinez Specific Area Plan map, Figure F30.1.

30.5334 Group 4 designation defines multi-family areas where there is a special need for market inducements to aid reconstruction or where it is desirable to permit additional development in more recently developed sections of the Planning Area, as in the area east of Alhambra Avenue near Route 4.

Figure F.30.3

Examples of Existing and Maximum Development in Residential Group 2



Total Site Area of Block	60,000 sq. ft.	40,000 sq. ft.
Total Dwelling Units	13	10
Sq. Ft./Lot	3,500 to 20,000 sq. ft.	4,000 sq. ft.
Existing Dwelling Units/Acre*	9	11
Maximum Permitted No. Single-Family Units per Block	$\frac{60,000 \text{ sq.ft.}}{4,000 \text{ sq.ft.}} = 15.0$	$\frac{40,000 \text{ sq.ft.}}{4,000 \text{ sq.ft.}} = 10.0$
Maximum Permitted Single-Family Dwelling Units/Acre*	11	11
Maximum Permitted Development Multi-Family Units per Block	$\frac{60,000 \text{ sq.ft.}}{3,500 \text{ sq.ft.}} = 17.1$	$\frac{40,000 \text{ sq.ft.}}{3,500 \text{ sq.ft.}} = 11.4$
Maximum Permitted Multi-Family Dwelling Units/Acre*	12.5	12.5

* Expressed to nearest unit.

This chart represents two typical, existing blocks of residential units within the area designated as Residential Group 2 on the General Plan Revision Map. As shown, existing sites of single family residences range from 3,500 square feet to 5,000 square feet--this is less than the minimum site area allowed in any existing residential zone. Although the small sites of the Group 2 residential areas are no longer acceptable for development today, realistic policy must be set for these areas. The minimum site areas and maximum number of units per site provided by Group 2 offer limited flexibility for rebuilding or consolidating small sites while restricting Group 2 policy to those areas where relatively high densities already exist.

The two examples, A and B, portray the permitted units per block if the entire block was rebuilt; as a practical consideration, the maximum number of units in example A are not expected. Under Group 2 policy, construction of a triplex would require a minimum of 10,500 square feet--in both examples this is only possible if existing lots are consolidated or modified. Construction of a duplex would require a minimum of 7,000 square feet--the 70'x100' lot in example A is the only site where this could occur without consolidation or modification of the existing site pattern.

30.6 OPEN SPACE / CONSERVATION

30.61 PURPOSE

Open space/conservation lands of Central Martinez are defined on the same basis as the Open Space conservation lands of the General Plan. Lands within these categories are subject to various regulations which safeguard their value as natural resources. Within the Central Area of Martinez, controls over the use and disposition of the land take the form of selective development standards, dedication requirements and outright public acquisition.

30.62 POLICIES

30.621 The Franklin Hills extending from the Carquinez Straits to Route 4 between urban Martinez and the western edge of the study area are designated Open Space lands. Most of the area is composed of slopes that exceed a 30% grade and are either too steep for development or would require extensive study and careful design to insure safe development. Ridge areas of less than 30% slope are either isolated from reasonable street access or are of major visual importance to the downtown.

30.622 Two small areas of slopes of 30% or greater grade are designated Open Space lands, namely that parcel of land in the center of the study area but outside the city limits between Shell Avenue and Alhambra Creek and that parcel immediately north of Route 4 and east of Alhambra Way.

30.623 The city should acquire a 6.3 parcel of land bordered on the north by Soto Street, on the south by Arch Street, on the West by Alhambra Creek and the east by a steep slope in its natural state. Renovation of the existing structure as a community center should be undertaken.

30.624 Open Space and Conservation Zone lands within the Central Martinez Specific Plan Area will be governed by one or more of the following procedures.

30.6241 Zone for private agricultural or grazing land.

30.6242 Permit selective development which would prohibit construction in specified areas where there is a demonstrable hazard to public safety, potential drainage and erosion problems or potentially adverse impacts of development upon the environmental or economic balance and character or other area. Any developer should be required to assume the costs of necessary engineering, environmental, economic and other studies to validate the suitability of the proposed development in light of these factors.

30.6243 Require dedications for those portions of developable land which have special open space/conservation value.

30.6244 Acquire land for public use when the benefits of open space/conservation land are not available through other means or where intensive public use is expected.

30.6245 The developer shall bear the costs of added services and utilities whenever possible.

30.7 WATERFRONT

30.71 PURPOSE

The Martinez waterfront is a singular natural asset which can play a significant role as a major recreation and conservation area for local residents and the region. By arresting gradual deterioration of the waterfront and realizing its full potential, the city can re-establish a focal point of historical importance to the community and provide an impetus for a range of civic improvement projects.

30.721 POLICIES

The waterfront lands require a comprehensive planning approach. Public decisions affecting the waterfront should be guided by respect for the integrity and compatibility of uses permitted and maintained at this location.

30.722 The highest priority should be assigned to conservation, park, and recreational uses at the waterfront. Contemplated uses should include: an expanded and improved boat marina, fishing pier(s), water-oriented commercial/recreational establishments, scenic routes, hiking and bicycling pathways, and areas for both active and passive recreational pursuits.

30.723 Marshes and mudflats along the waterfront should be maintained and reconditioned to conserve wildlife and flora, to abate air and water pollution and to afford recreational opportunities.

30.724 Existing industrial and non-water-related commercial activities should be concentrated, attractively maintained and screened from view. Ultimately, incompatible waterfront uses should be relocated to other suitable locations.

30.725 Acreage of suitable stability and location should be placed in a general development area for uses including expanded active recreation, the relocation of compatible commercial or parking.

30.726 Obnoxious practices and uses which are inconsistent with the proposed waterfront should be discontinued and made illegal. All waterfront lessees and owners should be required to adhere to appropriate design and maintenance standards. All planned uses should conform to a unified design and development guide.

30.727 Public access to the waterfront should be expanded through the provision of well-designed and safe pedestrian elevated crossings, and, if indicated, vehicular crossings.

30.728 Sponsors of public and commercial recreational facilities should be clustered and concentrated to permit joint use of facilities, preserve open space and provide a greater range of choice for users.

30.729 The City should aggressively seek financial support and cooperation from public agencies and qualified private investment to realize the objectives set forth in the proposed waterfront plan.

30.73 PROGRAMS

30.731 Conservation and Parks

30.7311 Marshes of the waterfront should be joined with other areas which are generally unstable and of poor quality as foundations for construction to form a conservation area.

30.7312 Properties with relatively stable foundation or capable of fill at a reasonable cost, both vacant and in use, should be designated for further special study.

30.7313 Natural screening should be provided around the C.C.C.S.D. pumping station, across the north side of the Telfer Tank Line property, along the east side of North Street to screen in the General Development Area at this point, along the Shell property line and the Southern Pacific railroad tracks.

30.7314 The existing outdoor recreation area and baseball field at Embarcadero and North Court Street occupies Reclamation Area VI and should remain to form the southern boundary of the conservation area at this point. The desirability of expanding recreational uses across North Court Street into a wider perimeter of active areas should also be considered.

30.7315 The waterfront should provide a point of intersection for regional hiking, horseback riding and bicycling trails. Trailhead facilities, such as parking, restrooms, picnic tables, etc. should be provided on adjacent land.

30.7316 Fishing piers on piles or floats should be built to increase the attractiveness of the regional recreation area.

30.7317 Additional outdoor recreation uses, for bocci courts, picnic areas, playing fields, etc. and public facilities, should be sited in relation to conservation lands to ensure a permanent, natural environment for these activities.

30.732 Upgrading the Waterfront and Marina Environments

30.7321 Non-marine oriented commercial establishments located along North Court Street should upgrade their sites to conform to the park and recreational uses planned for the waterfront and/or relocated and set back from the marina access road within the General Development Area adjacent to the railroad tracks. Ultimately, non-compatible commercial uses should be relocated away from the waterfront entirely. Use of spoils basins should be carefully managed and grading carried out to conceal the visual blight caused by roadside dumping.

30.7322 Further development of the properties west of Alhambra Creek should be discouraged. Properties adjacent to the Southern Pacific right-of-way presently support developments of one type or another that are unsuitable for conservation generally. These properties are Reclamation Areas I, V, and VI, the Cannery property and the property on North Berrellessa.

30.7323 All structures on the cannery property should be removed, excepting the three warehouses. This land area should be used to provide a paved parking area for users of a regional trail system. The three warehouses to be retained have vaulted wooden ceilings and house expansive floor space, both features offer great potential for public use, including regional fairs, indoor sports, etc.

30.7324 Marina-related uses should be consolidated in an intensive Marina Development Area immediately adjacent to the Marina.

30.7325 Pine Street or North Court Street should be extended to connect directly with the Marina.

30.7326 The visual identity of the Marina Development Area should be bolstered by fixing its boundaries and carrying through a unifying paving and landscaping scheme. This will ensure an obvious east west connection of marshlands in conservation use and will strengthen the concept of the Marina complex as an "island" for boating and fishing activities within the conservation area.

30.733 Improving Access

30.7331 A railroad crossing with gate should be provided at Pine Street or North Court Street. The present Ferry Street Crossing should be closed. This change would improve general accessibility to the marina and commercial areas and would discourage development in the western section of the waterfront. Joint use parking by the County in Reclamation Areas I and V should be undertaken in connection with this crossing.

30.7332 An elevated auto access route to the waterfront will not be necessary if the waterfront is to be used primarily for conservation and recreational purposes, and Reclamation Areas I and V are to accommodate uses of a low intensity. However, if increased automobile use will be generated by Marina expansion or joint-use parking, an elevated crossing may be required and desirable.

30.7333 For the safety and convenience of users of waterfront conservation land and the continuity of a regional trails system, elevated crossings of the railroad for pedestrians, equestrians and bicyclists should be provided.

31 ALHAMBRA HILLS SPECIFIC AREA PLAN

31.1 INTRODUCTION

The natural form of the Alhambra Hills site features a hilltop plateau concealed from below by a series of lower ridgelines. This situation provides a unique opportunity for hilltop development which does not intrude on the visual character of the surrounding area. The purpose of the Alhambra Hills Plan is to specify policies for conservation and development which will permit development to occur without diminishing the natural form or scenic attributes of the hill.

F 31.1 The Alhambra Hills Specific Area Plan map is shown in Figure F31.1.

31.2 GOALS

31.21. TO PRESERVE THE NATURAL FORM AND VISUAL QUALITY OF THE HILL.

31.22 TO INSURE THAT FUTURE DEVELOPMENT WILL ENHANCE THAT FORM AND QUALITY.

FIGURE F 31.1

ALHAMBRA HILLS
SPECIFIC AREA PLAN



- OPEN SPACE
30% - OVER SLOPES
- OPEN SPACE
GRASSY / WOODED AREAS
- OPEN SPACE
OTHER VALUES
- RESIDENTIAL
SLOPE DENSITY ORDINANCE
- RESIDENTIAL
0-6 UNITS/GROSS ACRE
- 4 LANES / MEDIAN
- 4 LANES LANES
- 2 LANES
- 2 LANES / PARKING
- SPECIFIC AREA BOUNDARY



31.3 POLICIES

31.31 HILL SLOPES IN RELATION TO SURROUNDINGS

31.311 Retain major tree and vegetation masses. These occur, for the most part, along drainage channels and ravines in the steeper sections of the site, in what would not normally be considered developable areas.

31.312 Retain the upper grassy slopes which form a natural part of the typical California hill and provide a contrast to wooded areas.

31.313 Retain ravines and natural water drainage channels, wherever possible.

31.314 Preserve as much of the natural crestline as possible. Roads and buildings should be located so that they are not silhouetted against the sky, either back from, or below, the natural crest as viewed from below. Because the interface of woodland and meadow is an ecologically delicate area, care must be taken to safeguard, or re-establish, the balance between the two when siting structures.

31.315 Retain or provide for corridors or channels of trees and greenery leading up from peripheral roads to hilltops. These are necessary to provide unifying visual links between the low, flat areas and the hilltop, and to prevent a hilltop projecting out of a sea of rooftops.

31.316 Locate roads and building sites to cause as little disturbance as possible to existing topography and vegetation. Extensive grading, such as would be required for roadways on steep grades, should be avoided.

31.317 Provide for a future link-up through the site to the Briones Regional Park and the State hiking and riding trail systems.

31.318 Retain or provide for selected scenic viewing points especially of Carquinez Strait and Mount Diablo. Any development should take advantage of this resource.

31.32 HILLTOP PLATEAU

31.321 Retain as much of the hilltop meadow as possible.

31.322 Preserve trees surrounding the hilltop meadows, important to the natural crestline and essential to the isolated character of the upper meadows. These trees are not only an important part of the natural crestline, but are essential to the pleasant sense of isolation, so much a part of the quality of the upper meadows.

31.323 Preserve individual high points or knolls along the spine of the hill as viewing points and as landmarks on the relatively undifferentiated upper meadows.

31.33 HOUSING DENSITY

31.331 The required site area per dwelling unit in the 0-10% slope category is to be 7,500 square feet per unit.

31.332 The allowable residential density as determined by the proposed slope-density formula should be modified further to consider accessibility factors. Lands which can be served only by cul-de-sacs in excess of 1000 feet, or roadways traversing slopes in excess of 30%, should be excluded from the slope-density calculations. For example, an isolated plateau which can be served only by a cul-de-sac longer than 1000 feet or a roadway requiring cut-and-fill on slopes in excess of 30%, would be considered unbuildable. Thus, the allowable density as calculated from the slope-density formula could not be transferred to another portion of that site. Similarly, slopes in excess of 40% are considered unbuildable and excluded from the slope density calculations.

31.333 Incentives to provide higher open space and recreation standards, and other public benefit should be considered. For example, on the Alhambra Hill site a maximum overall development of approximately 1,300 dwelling units is suggested if developed totally in traditional single-family detached homes. An increase up to a maximum density of approximately 1,800 units is recommended, if an improved site plan and improved public open space and recreation facilities can be provided by clustering of development.

31.34 LAND USE

31.341 The site should be largely limited to residential uses.

31.342 A small scale neighborhood convenience shopping facility is a suitable and desirable use in the hilltop area.

31.343 Small scale retail facilities at the Reliez Valley and Alhambra Avenue entry points to the site should be permitted only if development of a hilltop convenience center is unfeasible.

31.344 Small scale professional office uses are acceptable at the entry points to the site, if sited so as not to restrict traffic movement and designed to fit into the natural setting and the residential character of the area.

31.345 Private recreational facilities, such as tennis and/or swim club are compatible uses in the residential area.

31.35 LAND MANAGEMENT

31.351 Adequate provisions should be made for management and maintenance of the natural areas, specifically dedication and maintenance by the city, by a homeowner's association or by a special park assessment district.

31.352 Management practices should include provisions for fire protection sensitive to the value of the natural setting and maintenance programs for the grasslands once grazing is eliminated.

31.36 SITE AND BUILDING DESIGN

31.361 Consistency in development should be sought together with variation in the design of individual units. Common building materials, colors, and landscape materials should be used for groups of structures which are seen as a unit. Such visual units usually consist of structures fronting on a common roadway or greenway or areas which are seen as a group when viewed from a higher elevation. Within such visual units variations in the structural forms, e.g., height, roof shape, etc. should be permitted but minimized.

31.362 Building materials and colors used in a visual unit should either be of natural materials and earth colors so as to blend into the natural setting or be of lighter colors, which provide a contrast with the natural setting. Bright colors whether warm or cool, should be confined to small detail elements or reserved for use in identifying specific elements of special community importance. In the Alhambra Hill site, use of natural materials and earth colors is recommended for the upper meadow and crestline areas, to reduce the visual impact of development as seen from below.

31.363 Low and moderate height luminaires should be employed throughout the area to help retain a sense of the natural features. This is especially critical in the hill and upper meadow portions of the site. The quality of nighttime lighting may be color differentiated, with warm lighting used in primarily pedestrian areas, and color corrected white lighting for more auto oriented corridors.

31.364 A clear demarcation should be provided where private open space adjoins common open space preserved in natural greenery and planting. Walls, fencing, or hedges may be used for this purpose. This permits the individual home dweller to exercise whatever landscaping creativity he may possess while still preserving the natural appearance of the overall setting. When fencing is used, it should be of some natural material rather than of such obtrusive materials as chain link or overly patterned concrete blocks.

31.365 Building groups should be sited to provide the maximum direct exposure of residents to common open spaces free from traffic. There should be as direct a relationship as possible between building groups and common open spaces, so that pedestrian movements from homes to open spaces do not conflict with or cross auto traffic movements.

31.366 Common open spaces should be designed as part of an overall greenway system, providing easy and generally traffic-free pedestrian access to all parts of the site.

31.367 The visual impact of parking areas should be minimized by accommodation of parking in small lots, incorporating parking in buildings, use of paving materials which blend into the overall site design, use of changes in level, abundant landscaping, earth berms, and other similar visual devices.

31.368 Where building forms such as townhouses or garden apartments are used, uninterrupted facades in excess of 75 feet should be avoided by providing variations in the building alignment.

31.369 Hillside and crestline building should be sited, designed and landscaped so that, when viewed from below, the supporting columns, piers and building undersides are not visually dominant.

32 HIDDEN LAKES SPECIFIC AREA PLAN

32.1 INTRODUCTION

The Hidden Lakes Area consists of 565 acres of undeveloped pasture lands largely surrounded by subdivisions. With its natural knolls and ridges on the south and southwest and its unique "hidden valley" running through the eastern portion, the study area includes areas of open space well suited for preservation. The specific area plan responds to this opportunity by setting forth the methods and policies to guide preservation. The plan includes sections devoted to Land Use and Development, Open Space and Conservation, Housing, Circulation and Trails. Aspects of the natural terrain and vegetation of the site, the impact of the existing developments upon the study area and the impact of the development of the Study Area upon existing developments are considered. In addition, consideration is given to existing and proposed traffic circulation networks, water and sewer systems and school district facilities.

F 32.1 The Hidden Lakes Specific Area Plan map is shown in Figure F32.1.

32.2 GOALS

32.21 TO PRESERVE LARGE MASSES OF NATURAL PERMANENT OPEN SPACE AREAS FOR THEIR ECOLOGICAL, ENVIRONMENTAL, AESTHETIC AND RECREATIONAL VALUE TO THE HEALTH, SAFETY AND WELFARE OF PRESENT AND FUTURE RESIDENTS.

32.22 TO CONSERVE THE NATURAL FORM AND VISUAL QUALITY OF THE LAND AND VEGETATION.

32.23 TO INSURE THAT FUTURE DEVELOPMENT WILL PRESERVE AND ENHANCE THESE QUALITIES, WHILE MEETING NEEDS FOR HOUSING.

32.3 LAND USE AND DEVELOPMENT POLICIES

32.31 The major portion of the site area shall be retained for open space use, primarily preserved as public open space, with a portion preserved in private ownership.

32.32 The existing golf course is an appropriate use within the plan area.

32.33 Clustered residential developments of regulated densities are appropriate for a portion of the plan area.

32.34 Proposed development must be compatible with the Specific Plan with respect to natural terrain and vegetation, architectural and site design quality, adequacy of access and traffic impact.

32.341 Roads and buildings should be located in a manner which minimizes disturbance of the natural terrain and vegetation.

32.342 Architecture should be of high quality. Building designs consistent with the nature of the area and which provide maximum flexibility in the site and grading should be utilized.

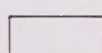
32.343 Designs for the development areas should include facilities to assure that the existing ponds are not polluted from surface runoff from the developments during construction, and their early years, before an adequate and complete ground cover has been reestablished. Geologic analysis of each development area should be required to assess its role in recharging the subsurface water supply serving the springs which supply the ponds with essential fresh water. Necessary steps and precautions should be required to assure that this water source is not threatened or diminished.

32.344 Densities higher than R-1-7500 should be granted only for proposed developments which meet, or exceed the open space and conservation goals and policies recommended in this report. Increased zoning densities should not be granted for the construction of traditional detached single-family homes in a manner inconsistent with the Specific Plan.

FIGURE F 32.1

HIDDEN LAKES SPECIFIC AREA PLAN



-  OPEN SPACE
30% - OVER SLOPES
-  OPEN SPACE
GRASSY/ WOODED AREAS
-  OPEN SPACE
OTHER VALUES
-  RESIDENTIAL
SLOPE DENSITY ORDINANCE
-  RESIDENTIAL
0-6 UNITS/ GROSS ACRE
-  4 LANES / MEDIAN
-  4 LANES / PARKING
-  2 LANES
-  2 LANES / PARKING
-  SPECIFIC AREA BOUNDARY

THE CITY OF
MARTINEZ
CALIFORNIA

0 250 500 750



32.4 HOUSING

32.41 GENERAL POLICIES

32.411 Essential open space masses and vital elements of the terrain should be protected while still allowing development densities reasonably consistent with the patterns established on adjoining properties.

32.412 Densities shall be determined by the Density Transfer Acquisition Method.

32.4121 A base density shall be calculated by extending the existing zoning patterns for the area. A density increase shall be permitted to compensate for the dedication of public open space and for conformance with this specific area plan.

32.4132 The resulting density should be transferred to a small portion of the total site and will require the use of building types other than those found in traditional subdivisions.

32.42 SPECIFIC POLICIES

32.421 Housing Types

32.4211 Consistent with the trends in the adjoining lands, as well as with the Martinez General Plan, the housing units should be single family sale units to the extent feasible.

32.4212 The recommended primary unit type is the townhouse or attached single family house; the remaining units may be traditional detached single family houses.

32.4213 Utilizing the Density Transfer Acquisition method, the housing mix should be nearly half townhouse or attached single family, nearly half apartments, with the remainder detached single family houses.

32.4214 The condominium sale of apartment units should be encouraged where feasible.

32.422 Housing Needs

32.4221 Housing to meet the needs of all segments of the population should be provided within the Study Area.

32.4222 All properties shown on the Specific Area Plan Map as yielding 100 or more dwelling units shall provide a minimum of 10% and a maximum of 20% of all the dwell-

ling units to accommodate low and moderate income residents. These units must be distributed throughout the development and be indistinguishable from the majority. Owners of these units should have fullfledged membership in any owners corporation or association.

32.423 Densities

32.4231 The base density for the plan area shall permit one dwelling unit per 7,500 square feet of site area as allocated under a R-1 Zoning classification.

32.4232 An incentive increase of 20% over the base density shall be permitted as a means of compensating developers who dedicate land for public open space and of encouraging development consistent with the plan. However, where any development whatsoever is deemed undesirable, the properties in question should be acquired by the city for open space purposes.

32.4233 A sliding density increase above the 25% increase shall apply in order to make more realistic the requirement that developers provide low and moderate income units that are indistinguishable from the majority. A 2% increase above base density is permissible when 10% of the desired housing is provided, sliding up to 4% allowable increase where the maximum 20% is provided.

32.4234 Granting a 2-4% density increase should only occur in cases where the developer adequately demonstrates that the increase in value of the property due to the density increase is entirely used to increase the quality of lower and moderate income housing without increasing its cost.

32.4235 Where development areas are capable of absorbing additional density and where properties recommended for open space cannot be purchased, Density Transfer is recommended. The base density with an incentive increase of 100% of the base may be transferred to other properties thereby encouraging developers to take on the cumbersome task of property assemblage. Other means of acquisition are preferable, however, density transfer arrangements are preferable to utter loss of open space to development.

32.4236 Additional density increases may be permitted if necessary to facilitate the extension of Concord Avenue to the study area and to provide the additional access at an earlier date than would otherwise occur. This may also apply to the extension of Morello Avenue into Pleasant Hill.

32.4237 Higher densities than those shown on the plan map or discussed as density transfers should only be considered if the developer can show that he meets all the goals and policies of the Open Space and Conservation Elements, provides equal or larger open space areas, achieves better design or substantially benefits the community.

32.5 CIRCULATION

32.51 POLICIES

32.511 Major arterial and collector streets essential for safe and convenient traffic flow to, from and through the Study Area are identified as follows:

32.5111 Route 4 developed as a freeway

32.5112 Full connection of Center Avenue between Route 4 and Pacheco Boulevard

32.5113 Completion of Morello Avenue between Route 4 and Taylor Boulevard

32.5114 Full connection of Concord Avenue between Morello Avenue and Contra Costa Boulevard

32.5115 Any connector between Morello Avenue and Alhambra Avenue

32.512 Development of the study area should be carefully phased to maximize access routes other than Route 4 and to minimize adverse traffic impact on any one route.

32.6 PARK DEDICATION

32.61 Full park land or full payment of fees shall be charged against such development in the planning area. No credits for the provision of private recreational facilities shall be granted against park dedication fees.

32.62 The proposed 25% density increase allowance, designed to encourage compliance with the plan and to compensate for the dedication of public open space, shall be the only compensation awarded for preserving and dedicating areas for public open space.

32.7 TRAILS

32.71 POLICIES

32.711 A system of riding and hiking trails should be established in the study area linking the California Riding and Hiking Trail in the southern and western portions of the area with various other open space areas, including the proposed open space areas, Briones Regional Park, and the Contra Costa Canal.

32.712 The city should assure that trail systems started in this study area continue to other destinations.

32.8 PLAN REVIEW

32.81 POLICIES

32.811 The Planning Commission should create a Neighborhood Planning Committee comprised of representatives from the Scenic Highlands Improvement Association, Muir Meadows Homeowners Association, any future homeowners' association or corporation which may be created in the areas, Hidden Valley School, other public or quasi-public agencies or organizations and other interested residents who would be willing to participate on a regular basis.

32.812 A designated representative from the Planning Commission should sit on the Neighborhood Planning Committee.

32.813 The Planning Committee should review and/or propose changes to the General Plan or Specific Area Plans, review proposed developments and major rezonings for compatibility both with the City's master plans and with neighborhood goals and resolve conflicts between proponents of projects and area residents immediately affected by them.

33. JOHN MUIR SPECIFIC AREA PLAN

33.1 INTRODUCTION

The John Muir Parkway area, encompassing both incorporated and unincorporated lands, has historically been semi-rural in character. With the completion of Route 4, the high accessibility of the area to the routes 80 and 680 highway corridors, and the availability of vast developable land reserves in the planning area, intensive demand for urban development can be expected. With other districts within the City committed to development within the framework provided by the General Plan, the John Muir Parkway planning area affords the City a unique urban development opportunity, one with recognizable advantages over other portions of the City as well as neighboring cities, which can significantly enhance Martinez and contribute to its tax base.

The John Muir Parkway Specific Area Plan responds to this development opportunity by providing a policy framework to guide development and shape the area's environment. The plan is intended to serve the planning and economic needs of the City and Parkway area over the next 10 years. It advocates a desirable development program which should be achieved within this time frame although current development pressures may conflict. The aim of the plan is to channel more intensive levels of growth into the area and thus expand the City's share of regional growth. To support this aim, high quality development is to be fostered. Thus, the plan sets forth urban design standards by which to ensure a superior level of site amenity and architectural quality in new residential, shopping and work environments. The policies of the plan act as the standard of reference by which to analyze and evaluate proposed development within the planning area and to encourage other development actions. The plan deals with the locations and type of residential, office and commercial, circulation, open space and community facilities uses, the mix and intensity of land use, and identifies basic implementation actions. The boundaries of the planning area are shown in Figure F 33.1.

33.2 MAJOR GOAL.

The basic intent of the plan is set forth below:

The intent of the John Muir Parkway Specific Area Plan is to achieve a high quality development program which serves as a link between old and new Martinez, expands housing, work, recreation and social opportunities, provides a sense of community identity and enhances the image of the city.

Major Objectives

The following objectives amplify and describe directions for accomplishing the major goal of the plan.

33.21 Achieve an urban development pattern which maximizes use of limited land resources while conserving and enhancing the natural terrain and environmental features.

33.22 Achieve a mixed, high density development pattern of physically and functionally integrated residential, commercial, and office land uses to take advantage of the high freeway accessibility.

33.23 Achieve a cohesive sense of community identity and positive community social interaction by promoting a well-organized neighborhood development, a common open space system which provides a variety of recreational opportunities serving neighboring and individual residential areas, and development of neighborhood commercial centers which serve social aspects of the community by providing a strong community focus and identity.

33.24 Promote a land use pattern which represents the highest and best use of the land, meets economic and planning needs in a timely fashion, and contributes to the tax base rather than adversely competing with the existing commercial base of the City.

33.25 Achieve a physical development with architectural and landscape components of high quality, which is skillfully and innovatively designed, and will significantly contribute to the public welfare through improved community appearance, and visual amenity of the City.

33.26 Develop substantial areas of high density residential land use within the planning area to improve the city-wide balance of housing types, increase the regional availability of housing at affordable prices within reasonable distances to major work centers, and in general, increase the housing opportunity for a greater number of households desiring to live in Martinez, including opportunities for young singles and marrieds and senior citizens.

33.27 Provide for the development of a safe, efficient and convenient circulation pattern without unnecessary disruption of residential neighborhoods. 1/71.

33.28 Improve the aesthetic appeal of the entrances to the City of Martinez and insure the high scenic quality of natural and manmade elements viewed with the John Muir Parkway Scenic Highway Corridor. 1/71 - 3/78.

33.29 Promote community identification with the City of Martinez and encourage systematic annexation of unincorporated lands within the City's sphere of influence. 1/71.

33.3 LAND USE POLICIES. Based upon the above objectives of the Specific Area Plan, various land use policies relating to the type, location and intensity of development of land uses are set forth in this section and are depicted in Figure 33.1, Land Use Policy Map and Figure 33.2., Circulation Policy Map. Specific policies are given for residential uses, commercial uses including neighborhood commercial centers, open space and community facilities, administrative offices and circulation systems including trailways.

33.31 RESIDENTIAL USE POLICIES:

.311 The majority of housing within the developable reserves of the planning area should be in higher density townhouse and apartment type uses with lower density residential development located within the existing single family areas. The permissible range of residential densities includes: 1-6 dwelling units per gross acre; 7-12 dwelling units per gross acre; 10-18 units per gross acre and 18-35 units per gross acre as set forth in Table 33.1. Gross acre is determined by the total acreage of the parcel minus the area of all arterial and collector roads.

.312 Lands designated for development in each category are set forth in the Land Use Policy Map. To be consistent with a density category, new development shall fall within the designated development range but may exceed the range under bonus provisions of the zoning ordinance.

.313 Areas closest to John Muir Parkway shall bear higher densities in order to maximize the efficiency of circulation. 1/71.

.314 A variety of higher density housing types shall be encouraged having a range of sizes and bedroom composition; a mixture of rental and owner-occupied units should be provided to insure a balanced supply of housing for residents of different socio-economic and age groups. 1/71 - 3/78.

.315 Encourage provision of housing for all persons regardless of income, age, race or ethnic background and promote implementation of the goals, objectives and policies of the Housing Element of the General Plan.

.316 All development in the areas designated for residential use shall be required to submit to the procedures of the Planned Development ordinance to insure development which is sensitive to the topographic and natural features of the terrain, proper road layout and building orientation, provision of on-site recreational and landscape amenities and provide for clustering of building units.

.317 Provisions of the slope density ordinance shall apply to all lands. Exemptions may be permitted on the provisions of the ordinance to allow development on slopes over 40% in grade or for higher density bonuses where innovative structural systems and architectural solutions provide a greater utilization of land resources at higher intensities of use. These would include "hillside architecture apartment types" which are stepped into a hillside creating a sloped architectural structure which allows for parking and roadway access at intervals along the hillside.

.318 Acoustic studies may be required for projects proposed to be located on property subject to overflight from aircraft approaching to land at or departing from Buchanan Field Airport.

TABLE 33.1

RESIDENTIAL USE DENSITIES AS RELATED TO DESIGNATED BUILDING TYPES

<u>Unit Gross Acre</u>	<u>Designated Building Type</u>
0 to 6 units	Single family detached Single family semi-detached Court-house Townhouse
7 to 12 units	Court-house Townhouse Garden apartment
10 to 18 units	Townhouse Garden Apartment Hillside architecture apartment
18 to 35 units	Garden apartment Hillside architecture apartment Medium-rise apartment

33.32 COMMERCIAL LAND USE POLICIES

.320 All commercial developments, their appurtenant buildings and signs shall be designed in keeping with the intent and policies of the Scenic Highways Element.

.321 Two neighborhood shopping centers should be located in the Parkway area to serve the existing shopping needs of adjacent neighborhoods as well as new residential development.

.322 Neighborhood commercial centers should be designed also to serve social needs of the community by providing a strong community focus through a well-planned building and site design program, tenant program, provision of amenities, neighborhood communication facilities, and space for group activities, which in total, fosters community interaction and community affairs.

.323 A desirable tenant program for the neighborhood retail center would include: a large grocery store and discount drug type store; mall tenants such as hardware store, liquor store, delicatessen, specialty cheese shops, bakery, etc.; restaurants and other food and catering services; retail services such as shoe repair, cleaners, beauty shop, barber shop, etc.; and such other specialty and/or variety shopping uses as bookstore and cards, gift shop, sporting goods, active sportswear, etc. The super-markets as a major anchor should be approximately 32,000 sq. ft.; total size of each center should be approximately a total of 100,000 sq. ft. of gross retail space.

Provision of community commercial recreation facilities in the neighborhood retail center is strongly encouraged.

.324 The provision of space for office uses within neighborhood commercial centers should be encouraged.

.325 One neighborhood commercial center should be located on the north-west corner of Arnold Drive and Morello Avenue.

.326 A hotel/motel and restaurant complex should be located in the commercial use area designated on the hilltop parcel near the northwest intersection of Highway I-680 and Highway 4 to take advantage of the highly visible highway orientation of the site. The hotel/motel facility could range from 100 to 150 rooms. Clustered development on this site should take advantage of the views of the Carquinez Straits, Mount Diablo, the entire Clayton/Ygnacio Valley and the Martinez Hills. One to two dinner restaurants should be included in this complex which are approximately 10,000 sq. ft. or accommodate approximately 120 seats each.

A second hotel/motel and restaurant complex should be encouraged to locate in the vicinity of the Pine Street interchange with Highway 4.

.327 The commercial retail and services uses designated on the southwest and southeast corner of Arnold Drive and Morello Avenue are appropriate for development of a commercial/recreation type use and thoroughfare commercial activity.

.328 A convenience market-type establishment should be located in other designated commercial space not directly served by the designated neighborhood shopping centers.

.329 All commercial sites must be landscaped and provide adequate off-street parking facilities. 1/71.

.330 Viano Winery and Adjacent Property: Continued viability of the Viano Winery is encouraged. Thus, regarding property adjacent to the existing winery, a mixed-use designation providing for either winery-related commercial land use or a residential land use is appropriate for such property.

33.33 ADMINISTRATIVE AND PROFESSIONAL OFFICE USE POLICIES:

.331 Office space should be provided in sites designated for Professional/Administrative Offices in the Land Use Policy Map as well as on an integrated basis in the neighborhood shopping centers or integrated in any of the other commercial use areas. Where professional/administrative office use is designated, office use character shall predominate.

.332 Developments shall achieve compatibility with the natural landforms and adjacent residential environments by a) building predominantly to the terrain and/or b) by means of creative, man-made grading approaches that respect the basic landforms.

.333 Designated office space areas in the vicinity of the Veterans' Administration Hospital and Kaiser Hospital shall encourage medical-related tenant use.

.334 Office developments should be designed to be compatible with off-site uses by mitigating potential adverse impacts, sharing landscape amenities with adjacent commercial and residential uses and should be physically integrated by roadways, trailways and landscape features.

.335 High-density residential development shall be a permitted use within appropriate sites designated for professional/administrative office land use.

33.34 OPEN SPACE AND COMMUNITY FACILITIES USE POLICIES:

.341 Open Space designations shown in the Land Use Policy Map includes A. Permanent Open Space land which is intended to carry out the policies and aims of the Open Space and Conservation Element, provide a common open space system to serve neighborhood recreation needs, protect natural features and visual amenities within the planning area. B. Buffer and Trailway Open Space land which is intended to provide adequate visual and acoustic buffer, landscape amenity and a functional, well integrated trail system for walking, hiking, bicycle and equestrian use within the planning area and as a means of linking the planning area to adjacent neighborhoods, shopping and work areas.

.342 Areas designated in permanent open space include the Viano Vineyards Agricultural Preserve lands,* the skyline ridge top over 250' elevation and adjacent hillsides as designated at the eastern gateway above Pacheco Boulevard and Arnold Drive, the drainage draw west of Morello Avenue which is designated for conservation and open space purposes, the north west trending hills in the western portion of the planning area, other hill forms as designated, the large draw to the south of the railroad tracks in the vicinity of the Martinez Reservoir, the ridgetop over 275' in elevation and adjacent hillsides as designated at the western gateway and the east-west trending drainage draw easterly of the railroad and northerly of Arnold Drive.

.343 Buffer and trailway open space designations are generally adjacent to the railroad to provide buffer for new development and between Arnold Drive and the freeway, to provide adequate landscaping, visual improvement and acoustical buffer from the freeway. Additional areas throughout are also designated to provide for roadside landscape amenity and trailways interior to parcels to connect residential areas to schools, shopping, and work places. Buffer and trailway open spaces should be from 15-50 feet in width and larger where they enscribe existing hillforms.

Regarding the buffer lands at the northeast and southeast corners of the intersection of Arnold Drive and Howe Road, retail and services commercial land use is not necessarily precluded on these sites by the buffer designation. Appropriate commercial development proposals to be considered for these sites will provide adequate visual and acoustic buffering and roadside landscape amenity as part of the project design.

.344 Additional on-site, common open space shall be provided within new development areas for the purpose of providing on site recreational and landscape amenity, conserving or enhancing vegetational features, accommodating natural drainage flows and conserving hillform.

.345 In addition to the above open space and recreation area, three neighborhood parks should be developed (as shown in the land use policy map) which are a minimum size of 5 acres apiece and which include active recreational facilities such as children's equipment play area, field play areas for young children, older children and adult field sport activities.

.346 In a portion of the planning area lying within the Martinez Unified School District, expansion of facilities at existing elementary schools, John Muir School and Morello School should suffice to handle new student enrollments.

.347 Riding and hiking trails shall be established in the planning area. 1/71. Implementation of the California Riding and Hiking Trail shall include provisions for access to ridge tops and open space areas adjacent to established trail easements to improve the trailway system. Trail dedications and adequate connections for the regional canal trailway connecting to the City or Concord should be provided.

*But see Section 33.348

.348 Williamson Act Termination. Upon termination of the Williamson Act Agricultural Preserve on the Viano vineyard lands non-open space land use designations will be considered for the property working towards a mixture of open space and residential land uses consistent with the City's Open Space, Conservation and Hillside Development policies.

33.35 CIRCULATION USE POLICY:

.351 Roadway improvements within the John Muir Parkway Planning Area, intended to implement, modify and supersede the more general circulation policies of the General Plan and provide for new circulation needs, are set forth in the Circulation Policy Map, Figure F 33.2. Specified roadways include: Six lane freeway with scenic highway corridor, four lanes with parking, four lanes with median and with parking, two lanes with parking, two lanes and no parking, interchanges, and multi-use trailway.

.352 John Muir Parkway is a major east-west circulation element within the planning area and is a designated Scenic Highway within the Scenic Highway Element of the General Plan. The Scenic Highway visual impact zone is designated in the plan to indicate those lands which are visually related to the highway corridor and wherein careful attention to the visual impact of new development should be addressed in the design review process.

.353 Four major arterials are identified to serve the planning area, each having four travel lanes; these include the Center Avenue extension, Howe Road, Morello Avenue, and Pacheco Boulevard. The Center Avenue extension shall be four lanes with parking and with a landscaped median. Morello Avenue from the highway interchange shall have a landscaped median to approximately 1,000 feet north of the Arnold Drive intersection.

.354 Collector streets with two travel lanes with or without parking lanes shall be developed as indicated in the Circulation Policy Map.

33.4 DESIGN REVIEW POLICIES Design review policies and standards are set forth in this section as an essential element in the implementation of desired urban development. Environmental impact standards and urban design standards for commercial center development and residential project development are incorporated from previous draft Design Review Guidelines adopted by the Planning Commission January, 1978.

33.5 BUCHANAN FIELD AIRPORT PLANNING AREA Proposed developments within the structural height limits zone of the Buchanan Field Airport Planning Area shall be designed in keeping with the intent and policies of the Airport Plan. Clustering of units to keep residential densities at locations of terrain penetration at the lowest reasonable levels should be accomplished. Projects within the zone shall be referred to the Airport Land Use Commission for review and recommendation.

33.6 IMPLEMENTATION POLICIES

.61 The City should initiate an active program of annexation of unincorporated areas within the sphere of influence.

.62 In areas not readily available for City annexation, the City should seek continued cooperation with the County Planning Department and County Planning Commission to assure the implementation of its planning policies within the City's sphere of influence

.63 The disposition of surplus school lands owned by the Martinez Unified School District should be considered in a cooperative planning program between the City and the School District to achieve the purposes of the Specific Area Plan.

.64 The City should actively promote development of the designated hotel/motel restaurant complex through a public relations and information program involving the Chamber of Commerce and other suitable interest groups of the City.

.65 A vigorous design review program utilizing improved design review criteria, project review procedures including competitive review of projects, numerical point rating techniques and similar elements should be utilized to achieve the highest level of project design.

.66 Public open space lands and easements in addition to those already designated in the land use plan should be determined as a result of detailed design review and visual assessments at the time of project applications.

.67 The Zoning Ordinance shall be modified to provide for a Planned Unit Development (PUD) Residential Zoning District designation along with other modifications as necessary to implement the policies and provisions of this plan.

POLICY INDEX

Acquisition of Land	21.24, 30.623, 32.4232
Alhambra Creek	
conservation procedures	22.47, 22.48, ²⁴ 22.241
flood prevention	22.49
permanent open space	22.32
trail system	30.426
Alhambra Hills Area Plan	31.1 - 31.3
Annexation	20.41, 20.42, 20.43, 33.26
Automobile Roadways	
appearance	26.245, 26.248, 26.244
and integrated transportation systems	26.22, 26.24
and open space	26.241
parking	26.244, 26.247
Bonuses for Developers	30.524, 31.333, 32.4232, 32.4236, 32.4237
Central Martinez Area Plan	30.1 - 30.7
Circulation	
adjustments to General Plan	30.425
Central Martinez Area	30.421 - 30.427
Hidden Lakes Area	32.511, 32.512
John Muir Parkway Area	33.611 - 33.613
regional connections	30.327

traffic measurements	30.43
waterfront	30.727, 30.7331-7333
Citizen Participation	30.25, 32.81-32.83
Commercial Facilities	
Alhambra Hills Area	31.341, 31.343
Central Martinez Area	30.321-30.326
convenience of	21.42, 21.43, 30.325, 30.326
expansion	21.44, 30.325
John Muir Parkway Area	33.331-33.334
retail and services	21.45, 33.341-33.344
Community Facilities	20.43, 21.61, 30.27, 30.335, 30.623, 32.22
Conservation	
Alhambra Hills Area	31.21, 31.311-31.318, 31.321-32.323, 31.352
Central Martinez Area	30.24, 30.621, 30.6241-30.6245
definition of lands	21.21
drainage	22.42, 31.313, 32.342
flooding	24.241
grading	22.42, 22.43, 22.46
habitats	21.21, 21.22, 22.22, 22.23
Hidden Lakes	32.22, 32.343
John Muir Area	33.23
marshes	22.44, 30.7311, 30.723

soils	22.49, 24.223-24.225, 32.342
waterways	22.50
waterfront lands	30.722, 30.7312, 30.7313, 30.723
(Also see landslides, vegetation)	
County, relations with annexation	20.43
Central Martinez Area development	30.341, 30.345, 30.346
Master Plan	30.344
transportation planning	30.4255
Dedication requirements	21.23, 23.26, 31.351
Hidden Lakes Area	32.351
John Muir Parkway	33.512
Density, residential accessibility	31.332
Alhambra Hills Area	31.331
buffer areas	33.326
Central Martinez Area	30.533, F30.1, F30.2
Hidden Lakes Area	32.412, 32.412, 32.423
high, provisions for	21.341, 21.342
increases and incentives	32.4234
John Muir Parkway Area	32.322, 32.323, 32.325, 32.326
medium, provisions for	21.331
new construction	30.5234

planned unit development	21.321
slope restrictions on	21.321, 21.324, 31.331
transfers	32.412, 32.4121-32.4122, 32.4213, 32.4235-32.4237
Fire Hazards	24.231-24.233, 31.352
Flood Hazards	22.22, 22.48, 22.49, 24.241
Hidden Lakes Area Plan	32.1-32.7
Holding Zone, John Muir Parkway Area	33.31
Housing	
and accessibility	25.23
classification of	30.353
diversity	25.21, 30.5321, 32.4211, 32.4212, 32.4221, 33.411
lot coverage	30.5323
low income	25.22, 32.4222
moderate income	25.22, 32.4222
multi-family	30.524, 30.5333
and open space	25.24, 30.5323
rehabilitation	30.521, 30.5232, 30.5233, 30.531, 33.412, 33.413
scale	30.5324, 30.5325
Industry	
design	30.355
expansion	30.352, 30.353
location	30.3561, 30.3563, 30.3564

petroleum-related	21.5
relocation	30.351
standards	30.354, 30.3562
waterfront	30.724
John Muir Parkway Area Plan	33.1-33.4
Landslides	21.221, 2233, 22.49, 24.221
Maps	
Alhambra Hills Area A	F31.1
Alhambra Hills Area B	F31.2
Central Martinez Area	F30.1
Circulation and Scenic Roadways	F26.1
Hidden Lakes Area	F32.1
Land Use Policy Map	F21.1
Open Space and Conservation Policy Zones	F22.1
Seismic and Geologic Hazards	F24.1
Specific Elements of Open Space and Conservation Lands	F22.2
Sphere of Influence	F20.1
Neighborhoods	
appearance	26.244
community facilities	21.61, 30.623, 33.511-33.513
densities	30.5234
protection of	21.311, 21.312, 30.523, 30.5322, 30.5325

traffic patterns within	26.246, 26.243, 30.424
upgrading	30.524, 30.531
Open Space	
Alhambra Hills Area Plan	32.31, 32.511, 32.4232
Central Martinez Area Plan	30.62
and circulation	30.423
Hidden Lakes Area Plan	32.31, 32.411, 32.4232
John Muir Parkway	33.323, 33.514
permanent open space	22.31, 22.32, 22.33, 32.514, 30.622, 32.31
policy zones	22.21-22.24, F22.1
Parks	
acquisition	23.26, 23.27, 23.28
dedication	23.26, 31.361, 32.361
design	23.22
location	23.23, 23.24
requirements	23.21, 23.25
Planned Unit Development	
densities	21.321
John Muir Parkway Area	32.321, 32.323
and open space	22.24
Retail Specialty Facilities	30.323, 30.324, 30.343
Scenic Roadways	27.21-27.25
billboards	27.31
building materials	27.36

landscaping	27.34
lighting	27.35
parking	27.33
Seismic Hazards	
design for	24.213
development	24.211, 24.212
Sphere of Influence	20.3, 20.41, 20.42, F20.1
Trails	21.25, 22.50, 30.426, 30.7315 31.317, 32.71, 32.72, 33.51 33.515
Vegetation	22.47, 24.231, 24.233, 24.241, 27.34
Alhambra Hills Area	31.311, 31.312, 31.316, 31.321- 31.323, 31.352
Hidden Lakes Area	32.341
Visual Features	
design criteria	31.361-31.369
hills	31.322, 31.323
visual corridors	31.314, 31.315, 31.318
waterfront	30.7326
Waterfront	
access	30.727, 30.7325, 30.7331-30.7333
design	30.726
development	30.72, 30.7312
industry	30.724
marshes	30.723, 30.7311

recreational facilities

30.722, 30.725, 30.728, 30.7314,
30.7316, 30.7317

screening of

30.7313

trails

30.7315

upgrading

30.7321, 30.7322

uses

30.722, 30.7323, 30.7324

visual identity

30.7326

Zoning

open space

21.22

residential

F30.1, F30.2, 21.324, 32.344

ACKNOWLEDGEMENT

The revised General Plan represents a consolidation of the City's current policies as reflected in various prepared General Plan Elements, adopted ordinances and specific area plans. These separate elements have been reconciled into a single unified document to provide a succinct unified documentation of applicable City policies for use by citizens and public agencies. The general plan revision was conducted by Sedway/Cooke who previously prepared the Open Space, Conservation, Seismic Safety and Scenic Roadways Elements and the Alhambra Hills Specific Area Plan. The Central Martinez Specific Area Plan was prepared for the Central Martinez Community Planning Committee by ABT Associates, Inc. and Duncan & Jones. The Hidden Lakes and John Muir Parkway Specific Area Plans were previously prepared by the Martinez City Planning Department.

SEDWAY/COOKE PROJECT STAFF

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Lynda Wagstaff
Cheryl Cook
Pam Anela Messenger
Maria Springsted
Love Smith

APPENDIX

General Plan Amendments
from 1973 to January 1995

INDEX OF GENERAL PLAN AMENDMENTS

- Resolution No. 25-73*** Amends 9 acre parcel on south side of Muir Rd. to Professional-Admin. Office Dist.
- Resolution No. 37-73** Amends providing for P-A designation along John Muir Rd. for property owned by the Martinez Health Center
- Resolution No. 69-73** General Plan as prepared by Sedway Cooke
- Resolution No. 120-73** Amends General Plan for the areas of Waterfront, CBD Perimeter, Alhambra Avenue/Berrellesa Street Residential Area, Alhambra Avenue Commercial Strip
- Resolution No. 154-73** Amends General Plan - Hidden Lakes Study Area
- Resolution No. 38-74** Howe Road/Pacheco Boulevard area
- Resolution No. 101-75** (17 acre parcel as Neighborhood Park at Center Avenue and Rolling Hill Way)
- Resolution No. 108-76** Tracts 4744 and 4774 (VA Hospital area)
- Resolution No. 143-76** Property located at "F" Street and Ricks Avenue - Safeway Stores
- Resolution No. 119-77** To establish a Neighborhood Park in the Fig Tree Lane area
- Resolution No. 149-77** Amends General Plan - Hidden Lakes area
- Resolution No. 109-78** John Muir Parkway and vicinity of County Detention Facility
- Resolution No. 123-78*** John Muir Parkway Specific Area Plan - two remaining undesignated sites
- Resolution No. 177-79** Amending the Circulation Element
- Resolution No. 193-79*** Amends the General Plan designation of Subdivisions 5604 & 5606 and deletes a Park site--Centex Homes Development
- Resolution No. 99-80*** Amends the Land Use Element of the General Plan for the Paragon Financial Company and the Duffel Financial and Construction Company properties
- Resolution No. 163-80*** Amends the Land Use Element of the General Plan for the Johnson Clark property
- Resolution No. 2-81** Amending the Circulation Element of the Martinez General Plan
- Resolution No. 169-81** Adopting the 1981 Revised Housing Element
- Resolution No. 12A-82** Amends the General Plan designation of the Kaiser Hospital parking expansion site
- Resolution No. 161-82*** Amendments to the Land Use Element of the Martinez General Plan for the Mt.View/Vine Hill area annexation and a portion of the Braddock and Logan property
- Resolution No. 19-83** Amending the Circulation Element of the General Plan for Center Avenue
- Resolution No. 20-83** Amendment to the Circulation Element of the General Plan--Bike Trail
- Resolution No. 104-83*** Amend the Land Use Element of the General Plan for the Martinez Unified School District 62 acres and the Centex Homes' 19 acres
- Resolution No. 158-83** Amending the General Plan Land Use designation for property within the Sun Valley Land and Cattle Company Subdivision 6293
- Resolution No. 195-83*** Amending the Land Use Element for the Santa Fe Railroad property located between Highway 4, the Santa Fe Railroad and Alhambra Creek
- Resolution No. 196-83** Amending the Land Use Element for the Robert Olson property on Howe Road
- Resolution No. 197-83** Amending the Land Use Element for the Church Street property
- Resolution No. 182-84** Amending the Land Use Element for property on Howe Road (east of Vista Way)
- Resolution No. 56-85** Amending the Land Use Element for the David R. Carney Company property on Morello Avenue and Maywood Lane
- Resolution No. 82-85** Amend the Martinez General Plan with respect to various properties and development activity within the John Muir Parkway Specific planning area
- Resolution No. 182-85** Amending the Land Use Element for Pierre Nebout (Royal Motel) property east of 3999 Alhambra Avenue and a portion of the Hidden Lakes Open Space east of Morello Ave
- Resolution No. 211-85*** Amending the Martinez General Plan by revising the residential density ranges and Land Use designations of the John Muir Parkway Specific Area Plan
- Resolution No. 42-86** Amending the Martinez General Plan by revising the Central Martinez Area Specific Plan, allowing consideration through a P.U.D. process up to 40 units per acre for low/moderate income senior housing in locations where it can be accommodated without imposing adverse impacts to the existing area

**See John Muir Parkway Specific Area Plan*

-continued on next page-

- Resolution No. 82-86A** Amending the Martinez General Plan by revising the area located on the easterly 150+ feet from Alhambra Avenue between F and G Streets (Wendy's Site)
- Resolution No. 186-86** Designating a 3.36+ acre site north of the Alhambra Avenue/Paso Nogal intersection as shown in Figure F 21.1 Land Use Policy of the City of Martinez General Plan to Commercial
- Resolution No. 56-87** Adopting the Alhambra Hills Specific Plan
- Resolution No. 107-87** Adopting amendments to the Central Martinez Specific Area Plan and the Land Use Element of the Martinez General Plan regarding the Franklin Hills Sub-Area and an amendment to the John Muir Parkway Specific Area Plan
- Resolution No. 24-88** Amending Land Use Element of the General Plan (Alhambra Avenue at Alhambra Valley Road)
- Resolution No. 102-88** General Plan Land Use Element and Circulation Element and adopting 1987 Park Master Plan
- Resolution No. 213-88** Amending the Central Martinez Specific Area Plan and General Plan
- Resolution No. 17-89** Amending the General Plan and Alhambra Hills Specific Plan relating to over 30% slope and criteria for density ranges
- Resolution No. 88-89** Amending the Martinez General Plan by amending the Land Use Map in the John Muir Parkway Specific Area Plan
- Resolution No. 159-89** Amending the John Muir Parkway Specific Area Plan and the Martinez General Plan (A-M Homes) 62-acre School District property
- Resolution No. 53-90** Adopting amendment to the Martinez General Plan Community Facilities Element, Child Care Component, Parks and Recreation Element, Circulation Element, Drainage Component
- Resolution No. 78-90** Adopting amendment to the John Muir Parkway Specific Area Plan and General Plan
- Resolution No. 101-90** Amending the Martinez General Plan by amending the Land Use Map in the John Muir Parkway Specific Area Plan
- Resolution No. 7-91** Amending the Martinez General Plan by amending the Land Use Map in the John Muir Parkway Specific Area Plan
- Resolution No. 139-91** Adopting amendment to the John Muir Parkway Specific Area Plan and General Plan
- Resolution No. 28-92** Adopting Transportation Element of the General Plan, G.P.A. No. 91-2
- Resolution No. 73-92** Amending the City of Martinez General Plan to add Growth Management Element
- Resolution No. 160-92** Amending the General Plan Open Space/Conservation Element by adding the Alhambra Creek Enhancement Plan
- Resolution No. 10-94** Adopting the 1993 amendments to the Housing Element of the General Plan
- Resolution No. 130-94** Amending the Martinez General Plan by amending the Land Use Map in the Hidden Lakes Specific Area Plan
- Resolution No. 8-95** Adopting amendment to the Land Use and Open Space Elements of the Martinez General Plan for the Briones Agricultural Preserve

GENERAL PLAN DESIGNATIONS

RESIDENTIAL

0-6 units (all per gross acre)

6-12

7-12

12 and over

13-18

19-25

Group 1: up to 7 units

Group 2: up to 10 for Single Family or 12 for Multiple Family

Group 3: up to 7 for SF or 14 for MF

Group 4: up to 29 for MF

 Slope density ordinance

OFFICE

O Professional and administrative offices

COMMERCIAL

C Commercial (retail services)

R&S Retail and Services

P&A Professional and Administrative

MIXED USE

MUa Commercial, Office and Group 4 Residential

MUb Commercial and Group 2 Residential

M-R&D/C Mixed Research and Development/Commercial

C/LI Commercial/Light Industrial

O/C Office/Commercial

INDUSTRIAL

LI Light Industrial

I Industrial

RESEARCH AND DEVELOPMENT

R&D Research and Development

OPEN SPACE

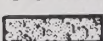
OS Open Space/Conservation Use Land

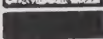
P&R Parks and Recreation

PPOS Public Permanent Open Space

ESL Environmentally Sensitive Land

OS 30%+ Open Space - 30% over slopes

 Open Space (grassy/wooded areas)

 Open Space (other values)

PUBLIC

G Governmental

PI Public Institution

H Hospital

E Elementary

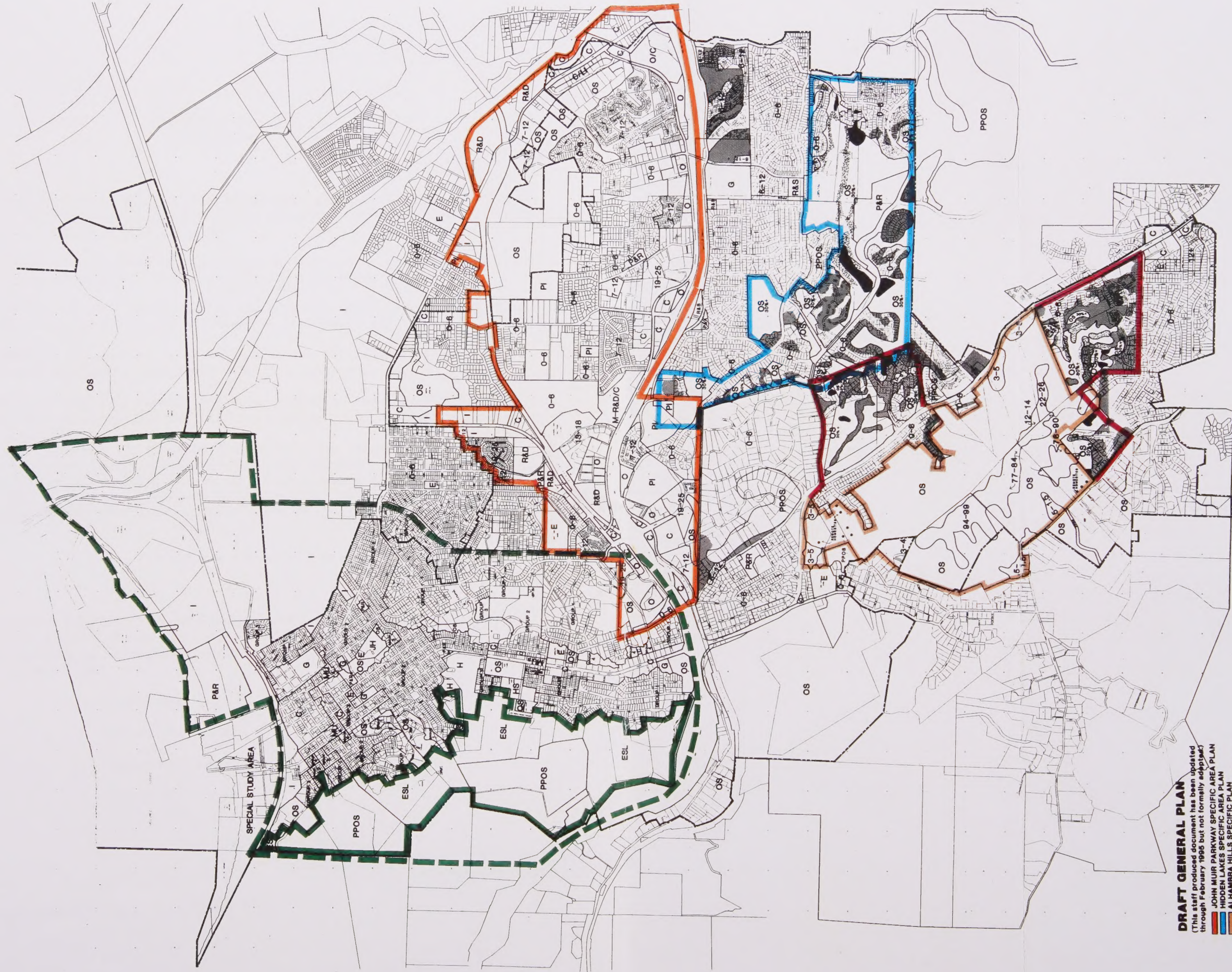
JH Junior High

HS High School

ALHAMBRA HILLS - RESIDENTIAL

.5-1.5

3-5



DRAFT GENERAL PLAN
 (This staff produced document has been updated through February 1995 but not formally adopted.)

- JOHN MUIR PARKWAY SPECIFIC AREA PLAN
- HIDDEN LAKES SPECIFIC AREA PLAN
- ALHAMBRA HILLS SPECIFIC AREA PLAN
- "OLD" ALHAMBRA HILLS SPECIFIC AREA PLAN
- FRANKLIN HILLS SPECIFIC AREA PLAN
- CENTRAL MARTINEZ GENERAL PLAN

RESOLUTION NO. 25 *
(1973 Series)

WHEREAS, after public notice having been given in the manner provided by law, the City Council of the City of Martinez conducted a Public Hearing on the 21st day of March, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider an amendment to the General Plan in the vicinity of Muir Road; and

WHEREAS, at the Public Hearing the proposed amendment to the General Plan was fully described and explained by the Staff; and

WHEREAS, all persons in attendance at the Public Hearing had an opportunity to express themselves with said amendment; and

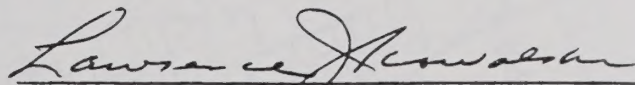
WHEREAS, the City Council has duly considered the recommendation of the Planning Commission and Staff, and being fully advised in the matter;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez does hereby approve the proposed amendment to the General Plan designating an approximate 9-acre parcel of property located on the south side of Muir Road adjacent to the Martinez Health Center to P-A (Professional-Administrative Office) District.

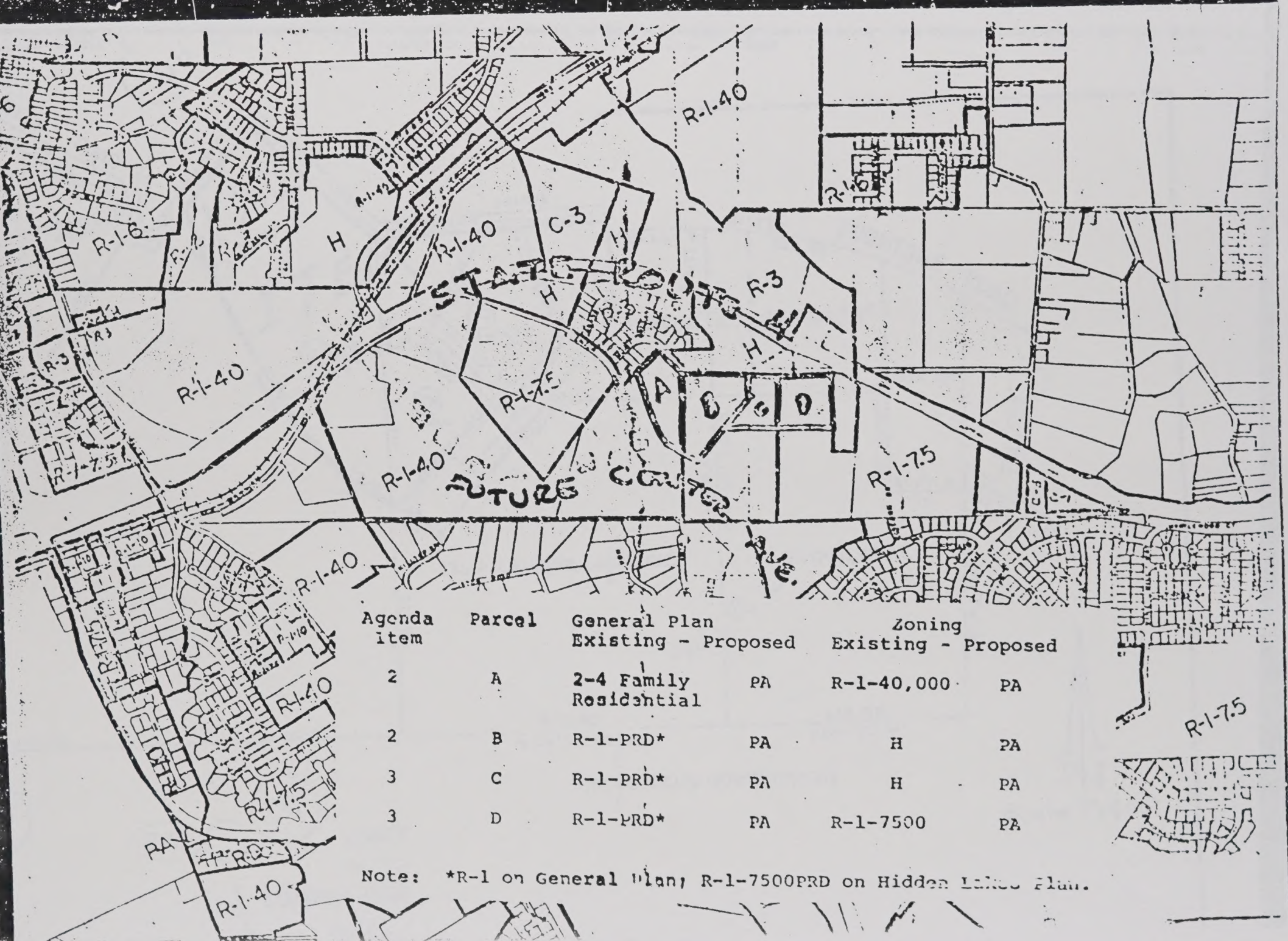
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of March, 1973, by the following vote:

AYES:	Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN
NOES:	Councilmen - NONE
NOT VOTING:	Councilmen - NONE
ABSENT:	Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez

*See John Muir Parkway Specific Area Plan



Agenda Item	Parcel	General Plan		Zoning	
		Existing	Proposed	Existing	Proposed
2	A	2-4 Family Residential	PA	R-1-40,000	PA
2	B	R-1-PRD*	PA	H	PA
3	C	R-1-PRD*	PA	H	PA
3	D	R-1-PRD*	PA	R-1-7500	PA

Note: *R-1 on General Plan; R-1-7500PRD on Hidden Lakes Plan.

30

TATION ROAD

MUIR

ITEM #2

PARCEL "A"

PARCEL "B"

FRONTAGE ROAD

SANTOS

TINA CT.

KERR AVE. DR.

CALIF. LEISURE LAND, INC.

SNOW, ET AL.

PARCEL "C"

MUIR OAKS SUBDIVISION



Scale 1"=700'

06

270

ASSES
BOOK
CONTRA COS
FM

RESOLUTION NO. 37
(1973 Series)

AMENDS GENERAL PLAN - JOHN MUIR ROAD

WHEREAS, a public hearing was held this date on a proposed amendment to the General Plan, John Muir Road, wherein no testimony was given either for or against the amendment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan is hereby amended providing for P-A (Professional-Administrative Offices) designation along John Muir Road for the rproperty owned by the Martinez Health Center.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 4th day of April, 1973, by the following vote:

AYES: KRAUSE, LANCE, RADKE, SPARACINO, THELEN

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

City Clerk of Martinez

RESOLUTION NO. 69
(1973 Series)

WHEREAS, after notice having been given in the manner provided by law, the Planning Commission of the City of Martinez conducted a Public Hearing on the 15th day of May, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider a revision to the General Plan; and

WHEREAS, the Planning Commission has held Work Sessions and has studied the provisions of the proposed revised General Plan over a two-year period; and

WHEREAS, no one appeared at the Public Hearing to oppose said revision; and

WHEREAS, the Planning Commission has considered the recommendation of the Staff and being fully advised in the matter; and

WHEREAS, the City Council of the City of Martinez has conducted also, a public hearing on June 6, 1973 in the matter of a revision to the General Plan as prepared by Sedway Cooke; and

WHEREAS, at said public hearing no one appeared in opposition to nor in favor of said revision to the General Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan as recommended by the Planning Commission and prepared by Sedway Cooke be and the same is hereby adopted.

* * * * *

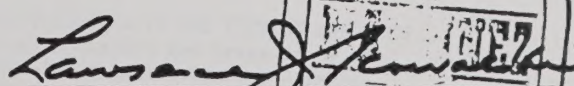
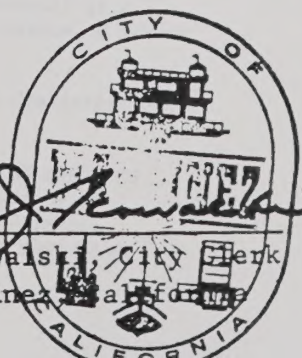
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of June, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, SPARACINO, THELEN

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

NOT VOTING: Councilmen - NONE


Lawrence J. Lewalski, City Clerk
City of Martinez, California


RESOLUTION NO. 120
(1973 Series)

WHEREAS, after notice having been given in the manner provided by law, the Planning Commission of the City of Martinez conducted a Public Hearing on June 5, 1973; and

WHEREAS, the purpose of the Public Hearing was to consider a revision to the General Plan; and

WHEREAS, the Planning Commission has held Work Sessions and has studied the provisions of the proposed General Plan revision; and

WHEREAS, the Planning Commission has considered the recommendations of the Staff, the consultants, Abt Associates and Duncan & Jones, and the comments and recommendations of members of the public who participated in the Public Hearing and, being fully advised in the matter, recommend that the City Council adopt said General Plan revision; and

WHEREAS, the City Council of the City of Martinez conducted a Public Hearing on July 5, 1973, and a continued Public Hearing on July 20, 1973 in the matter of a revision to the General Plan, as prepared by Abt Associates and Duncan & Jones, and as recommended by the citizens' committee known as the Central Martinez Community Planning Committee; and

WHEREAS, the City Council has considered the recommendations of the Planning Commission, the Staff, the consultants, the Planning Committee, and members of the public who participated in the Public Hearing; and

WHEREAS, the City Council on September 5, 1973, expressed its intention to adopt this amendment to the General Plan as recommended with the following specific changes and alterations to the Plan;

1. Waterfront: To designate all the private property west of Ferry Street, north of the SPRR right-of-way as "Special Study Area" in lieu of the "Industrial" and "Agricultural" designations shown.
2. Berrellesa Street industrial area: To designate the lands east of Richardson Street and north of Buckley Street as "Industrial" in lieu of the "Group 4 Residential" indicated, shifting the boundary between these two uses from Foster Street to Richardson and Buckley Streets.
3. CBD Perimeter: To expand the "mixed use" concept as shown to include Commercial uses as well as the Office and Group 4 Residential uses shown, and to expand the area covered to include the land between Alhambra Avenue and Berrellesa Street, from Escobar Street to Buckley Street, in addition to the areas shown on the plan.
4. Alhambra Avenue/Berrellesa Street Residential Areas: To shift the boundary between Group 3 and Group 2 Residential from Jones Street to 1/2 block south of Jones Street, adding 1/2 block to the Group 3 Residential.
5. Alhambra Avenue Commercial Strip: To designate the private properties fronting on both sides of Alhambra Avenue between C Street and F Street as "mixed uses", combining "Commercial" designation with the Residential designations shown; and

WHEREAS, the City Council, in accordance with the provisions of the law, referred these proposed changes to the Planning Commission for their comment; and

WHEREAS, the Planning Commission discussed and considered each of these proposed changes at their meeting of September 18, 1973, with the following conclusions:

1. Waterfront: Change satisfactory.
2. Berrellesa Street industrial area: Change satisfactory.
3. CBD Perimeter: Change satisfactory except that the Commission recommended (by a 3 to 2 vote) that the Commercial designation not be included in the blocks between Alhambra Avenue and Las Juntas Street, Ward to Green Street.
4. Alhambra/Berrellesa Street Residential Areas: Change satisfactory.
5. Alhambra Avenue commercial strip: The Planning Commission recommended (by a 4 to 1 vote) that the City Council not make the changes indicated, suggesting instead that the designation of "Offices" be mixed with the Residential (i.e., deleting "Commercial" and substituting "Offices") along Alhambra Avenue, C Street to F Street; and

WHEREAS, the City Council has considered the comments of the Planning Commission on these proposed changes to the General Plan amendment;

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan, as recommended by the Planning Commission and prepared by Abt Associates and Duncan & Jones, working with the Central Martinez Community Planning Committee, be and the same is hereby adopted, the boundaries of the adopted plan being

the City limits of the City of Martinez as they existed on January 1, 1950, with the following changes from its form as recommended by the Planning Commission:

1. Waterfront: All private properties west of Ferry Street, north of the SPRR right-of-way to be designated "Special Study Area" in lieu of the "Industrial" and "Agricultural" designations shown.
2. Berrellesa Street industrial area: The land between Richardson Street and Alhambra Creek, north of Buckley Street, south of the SPRR right-of-way to be designated "Industrial" in lieu of the "Group 4 Residential" designation shown on a portion thereof.
3. CBD Perimeter: The lands between Ward and Green Street from Las Juntas to Alhambra Avenue, and between Alhambra and Berrellesa Street, from Green Street to Buckley Street to be designated for "Mixed Use", comprised of "Commercial", "Offices", and "Group 4 Residential", (adding the two blocks between Escobar and Buckley Streets to the "Mixed Use" Area, and adding the Commercial designation to the "Mixed Use" concept).
4. Alhambra Avenue/Berrellesa Street Residential area: The boundary between Group 3 and Group 2 Residential is moved from Jones Street to 1/2 block south of Jones Street.
5. Alhambra Avenue strip commercial: Private properties fronting Alhambra Avenue between C Street and F Street shall be designated "Mixed Use", comprised of "Commercial" mixed with the Residential uses shown.

* * * * *

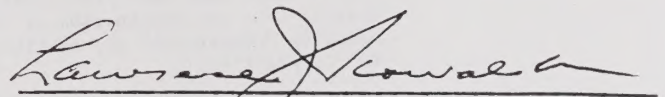
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of September, 1973, by the following vote:

AYES: Councilmen - KRAUSE, LANCE, RADKE, THELEN, SPARACINO

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

NOT VOTING: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez

((SEAL))

RESOLUTION NO. 154
(1973 Series)

AMENDS GENERAL PLAN - HIDDEN LAKES STUDY AREA

WHEREAS, there has been presented to this meeting of the City Council of the City of Martinez, that since all of the changes have been incorporated into the Hidden Lakes policies, by the Planning Commission, they should now be adopted as part of the General Plan so as to be accurately reflected in the new plan document under preparation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan, "Hidden Lakes Study Area," parcels #12-16 is hereby amended.

* * * * *

I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council, held on the 12th day of December, 1973, by the following vote:

AYES: KRAUSE, RADKE, THELEN, SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: LANCE

City Clerk of Martinez

RESOLUTION NO. 38-74

AMENDS GENERAL PLAN-HOWE ROAD/PACHECO BOULEVARD AREA

WHEREAS, after notice having been given in the manner provided by law, the City Council of the City of Martinez conducted a Public Hearing on the 6th of March, 1974; and

WHEREAS, the purpose of the Public Hearing was to consider an amendment to the General Plan in the Howe Road/Pacheco Boulevard area, as recommended by the Planning Commission; and

WHEREAS, all persons in the audience were given an opportunity to speak on the matter; and

WHEREAS, the City Council has considered the recommendation of the Staff, Planning Commission and the comments of the residents of the area, and being fully advised in the matter;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ that the General Plan Amendment be and the same is hereby adopted.

* * * * *

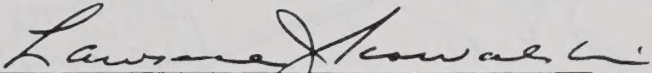
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd of April, 1974, by the following vote:

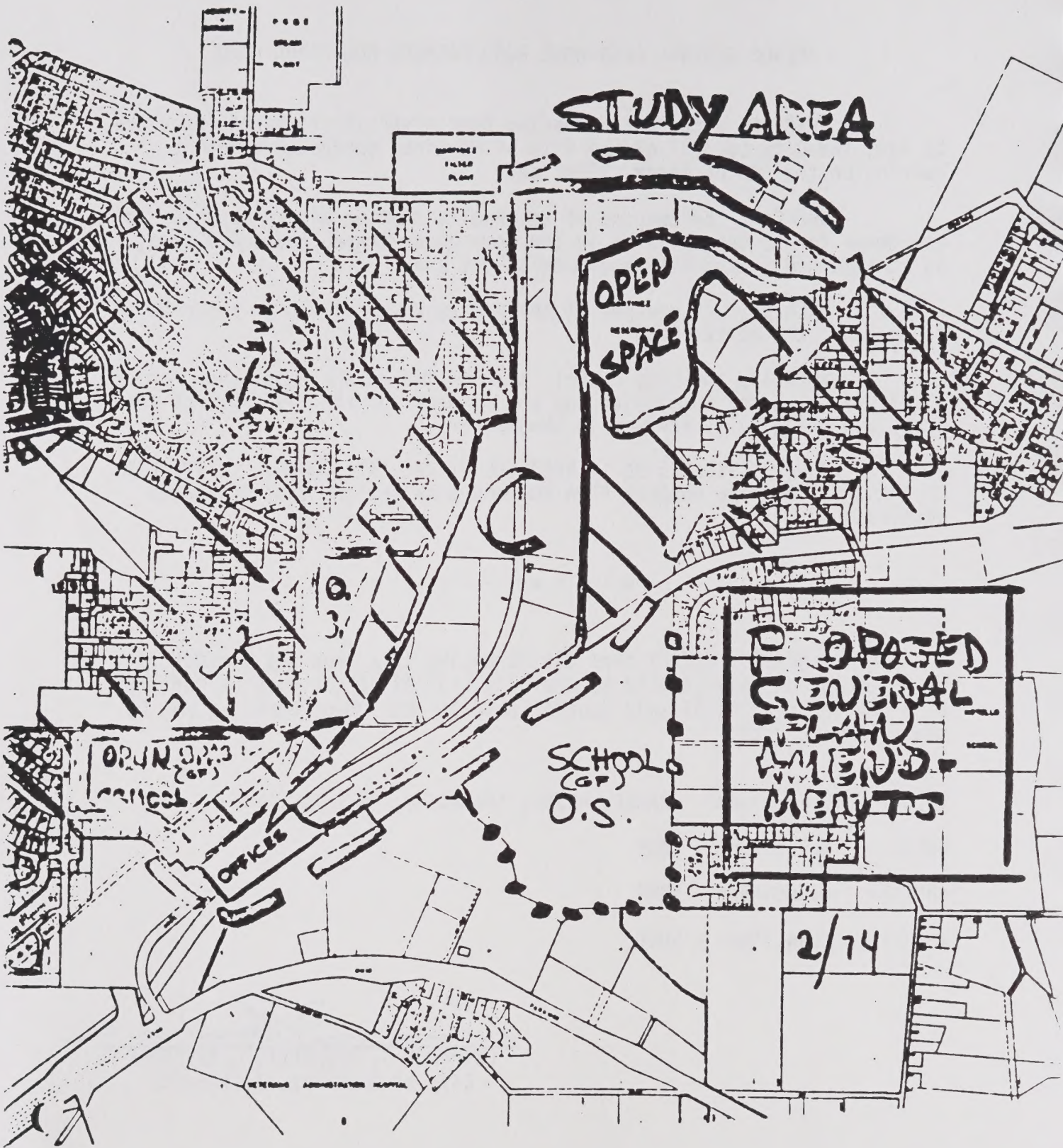
AYES: Councilmen - KRAUSE, RADKE, SPARACINO, THELEN, LANCE

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

ABSTAIN: Councilmen - NONE


Lawrence J. Kowalski, City Clerk
City of Martinez, California



STUDY AREA

OPEN SPACE

ARRESTED

PROPOSED
GENERAL
PLAN
AMEND-
MENTS

SCHOOL
O.S.

OPEN SPACE
(GP)

OFFICES

2/74

PAGE 1
PLAN
PLANT

WE THE BOARD ADMINISTRATION HOSPITAL

RESOLUTION NO. 101-75

WHEREAS, THE City Council has recieved a recommendation from the Planning Commission and the Recreation and Park Advisory Commission to amend the General Plan by designating a 17 acre parcel at the northerly intersection of Center Avenue and Rolling Hill Way as a neighborhood park site; and

WHEREAS, this designation will allow park dedication fees to be allocated to the site; and

WHEREAS, the City Council held a public hearing and has considered this recommendation;

NOW, THEREFORE, BE IT RESOLVED that the General Plan be amended by the designation of this 17 acre parcel as a park site.

* * * * *

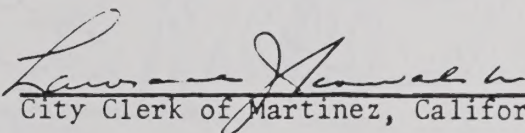
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 6th day of August, 1975, by the following vote:

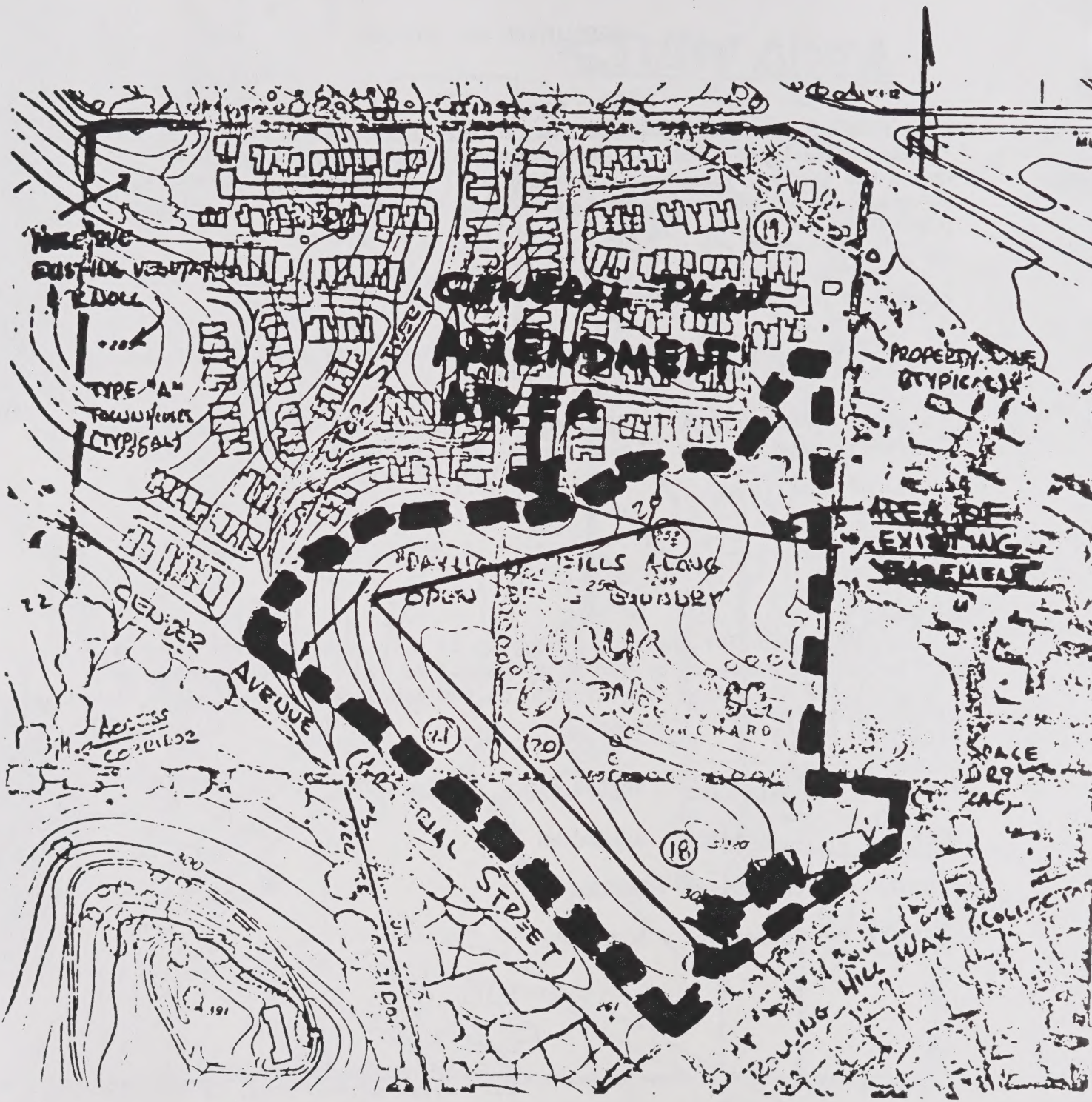
AYES: Councilmen - KRAUSE RADKE, THELEN

NOES: Councilmen - SPARACINO

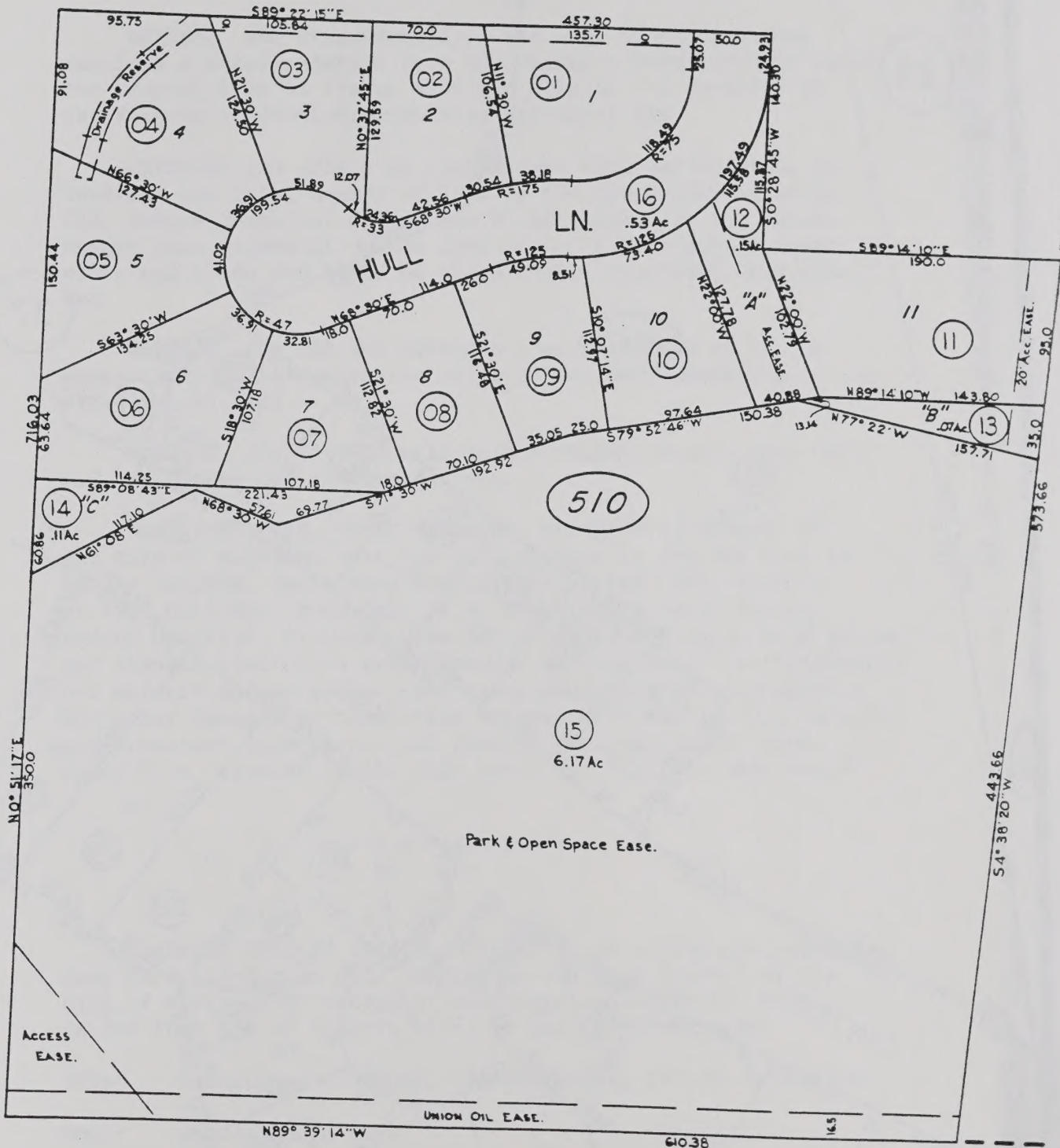
ABSENT: Councilmen - LANCE

ABSTAIN: Councilmen - NONE


City Clerk of Martinez, California

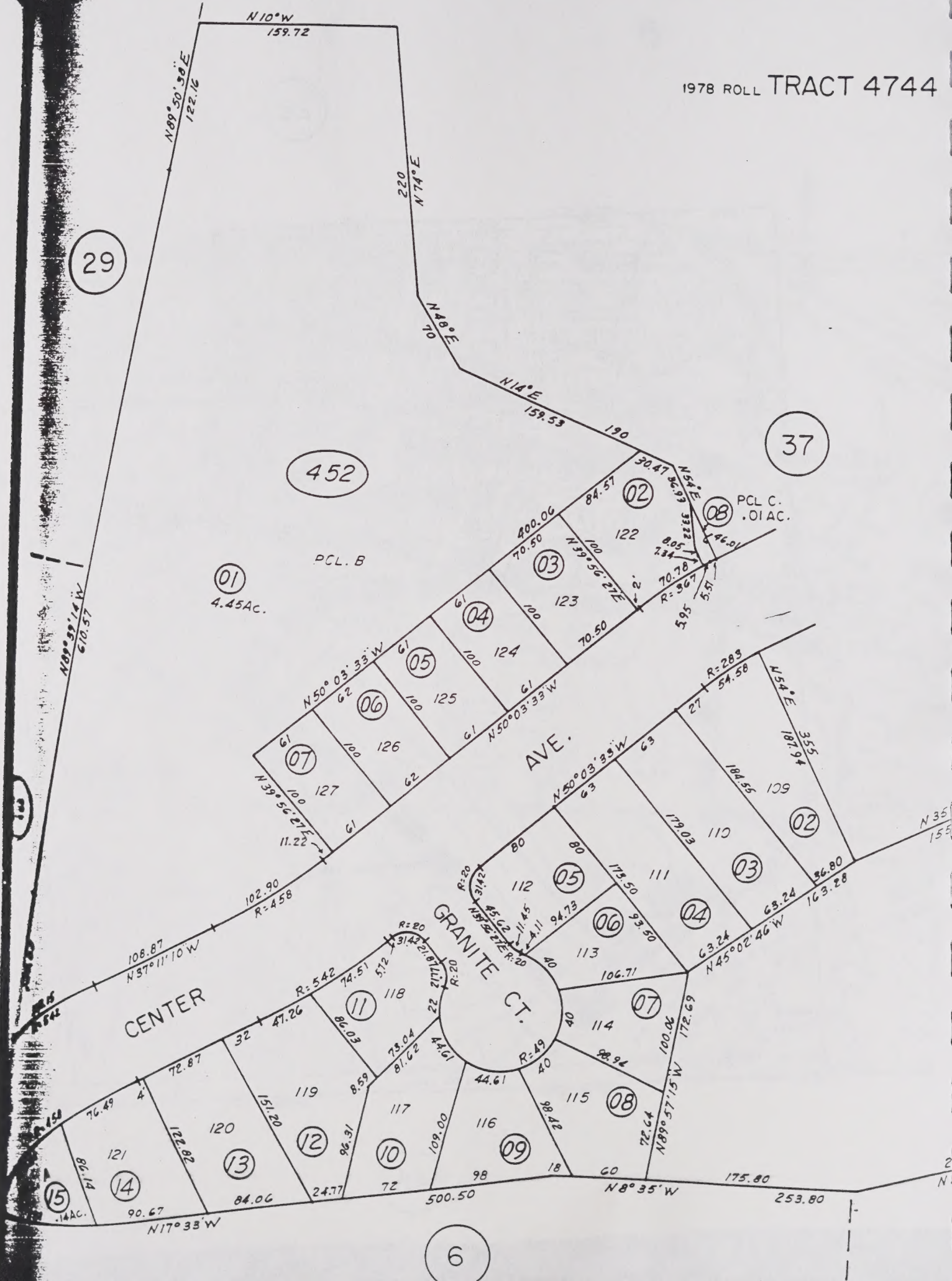


28



45

1978 ROLL TRACT 4744



RESOLUTION NO. 108-76

AMENDS GENERAL PLAN TO TRACTS 4744 and 4774

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the General Plan to Tracts 4744 and 4774 in the vicinity of the Veteran's Administration Hospital area; and

WHEREAS, the effect of the General Plan amendment is to increase the total number of lots in the two subdivisions by 22⁺, reduce permanent open space by approximately two acres, change some permanent public open space to permanent private space and grade and build on three knolls adjoining Muir Oaks; and

WHEREAS, the EIR and addendum were certified to by the Martinez Planning Commission prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing this date and considered the recommendations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the General Plan be and the same is hereby amended, pertaining to Tracts 4744 and 4774, bounded by Vine Hill Way, Muir Oaks, V.A. Hospital, Orleans Plaza, Kaiser Hospital, Pleasant View No. 3 and Pine Meadows Golf Course, and changes Tract 4774 from "Parkway Holding Zone" to Residential, 0-6 du/acre and permanent open space; and Tract 4744 providing for minor changes in boundaries between Residential, 0-6 du/acre, and permanent open space, and changes their permanent open space from "planned public open space" to "Private open space".

* * * * *

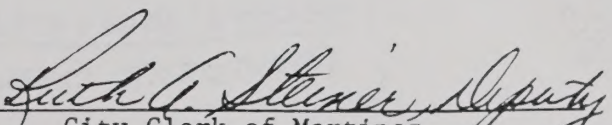
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 18th day of August, 1976, by the following vote:

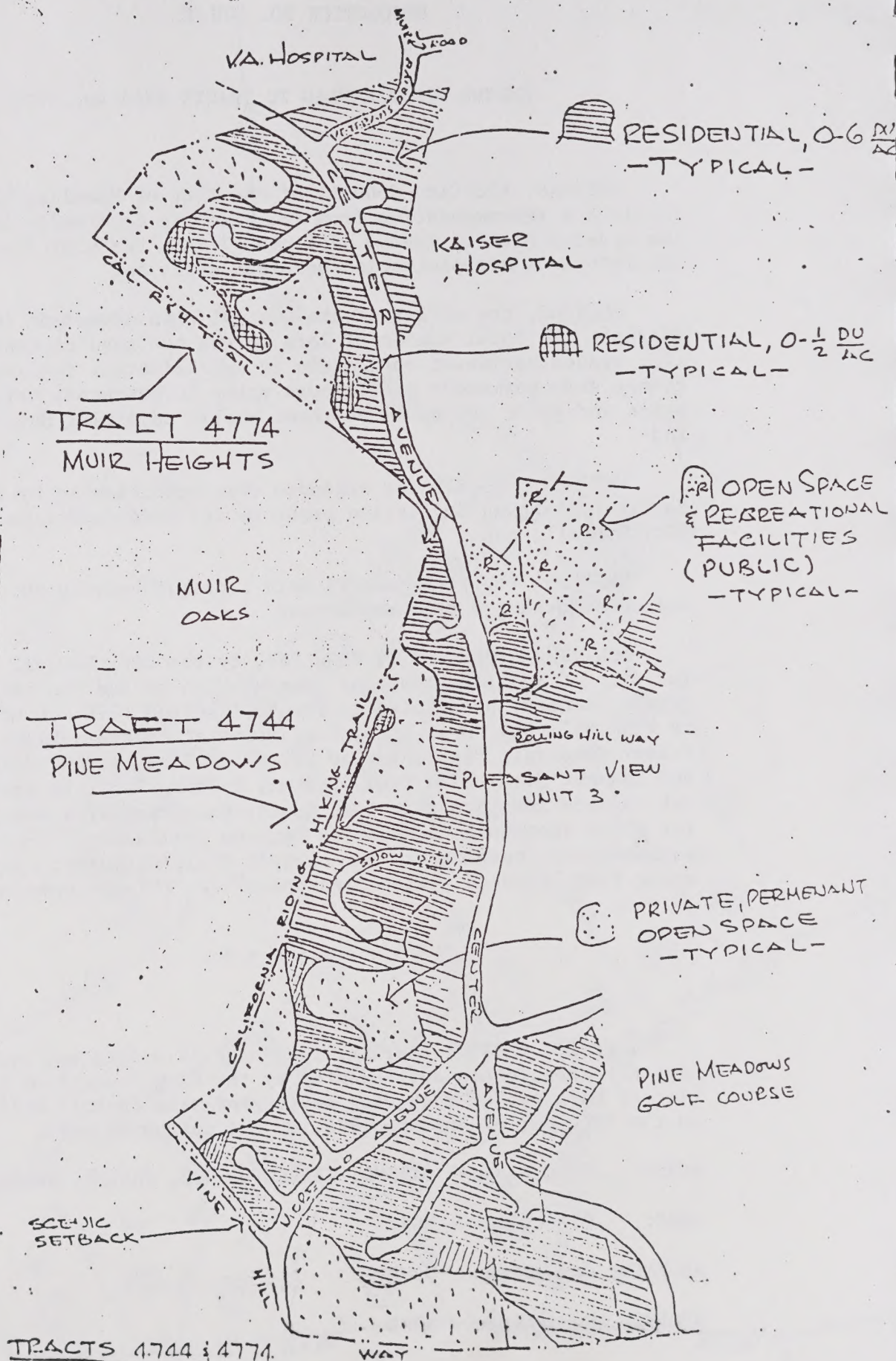
AYES: Councilmen - GIANNO, KRAUSE, LANCE, THELEN, SPARACINO

NOES: Councilmen - NONE

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE


City Clerk of Martinez



TRACTS 4744 & 4774

PROPOSED GENERAL PLAN AMENDMENTS

RESOLUTION NO. 143-76

AMENDS GENERAL PLAN ON PROPERTY LOCATED AT
"F" STREET AND RICKS AVENUE-SAFEWAY STORES

WHEREAS, the City Council of the City of Martinez adopted Ordinance No. 849 C.S. rezoning Block 176 of the Original Survey of Martinez, from R-3.5 to N-C (Neighborhood Commercial) upon the recommendation of the Planning Commission, and following the conduct of a public hearing by the City Council as a result of an appeal of the Planning Commission recommendation, having been filed; and

WHEREAS, following the public hearing, which was held Wednesday, October 6, 1976, and after considering all testimony presented at said public hearing, the City Council did introduce and subsequently adopted Ordinance No. 849 C.S.; and

WHEREAS, in addition to its action taken by the adoption of Ordinance No. 849 C.S., it is also necessary to amend the General Plan of the City of Martinez.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that the General Plan be and the same is hereby amended to reflect that Block 176, Original Survey of Martinez, is conditionally rezoned for use to N-C (Neighborhood Commercial).

* * * * *

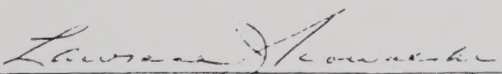
I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd day of November, 1976, by the following vote:

AYES: Councilmen - FRAUSE, LANCE, THELEN, SPARACINO

NOES: Councilmen - GIANNO

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE



City Council of Martinez

RESOLUTION NO. 119-77

AMENDING GENERAL PLAN TO ESTABLISH A NEIGHBOR-
HOOD PARK IN THE FIG TREE LANE
AREA

WHEREAS, the Recreation and Park Commission and the Planning Department Staff, have recommended that the General Plan of the City of Martinez be amended to add a neighborhood park in the Fig Tree Lane area; and

WHEREAS, the Martinez Planning Commission considered the recommendation at the public hearing held June 7, 1977, at which time no one appeared to protest this proposal, and thereby did recommend to the City Council to amend the General Plan accordingly; and

WHEREAS, the City Council also held a public hearing in the matter on July 20, 1977 at which time no one appeared opposing the proposal.

NOW, THEREFORE, BE IT RESOLVED BY THE City Council of the City of Martinez that the General Plan be and the same is hereby amended to establish a "neighborhood park" in the Fig Tree Lane area.

* * * * *

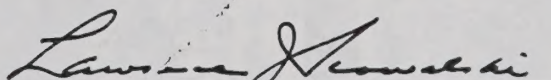
I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of July, 1977, by the following vote:

AYES: Councilmen - SPARACINO, THELEN, TURNBAUGH, KRAUSE

NOES: Councilmen - NONE

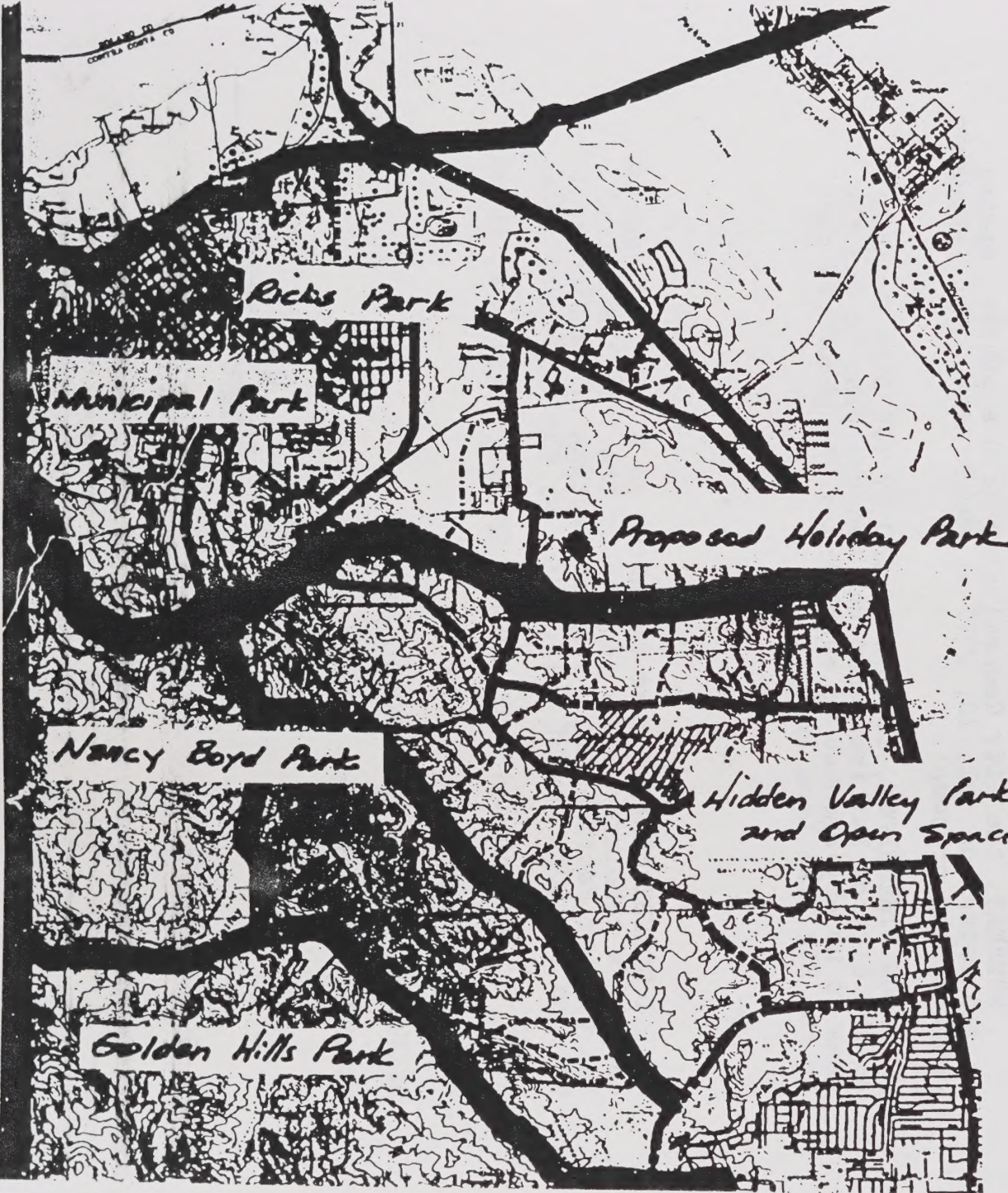
ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - LANCE



City Clerk of Martinez

CIRCULATION AND SCENIC ROADWAYS POLICIES



-  SCENIC ROADWAY
-  FREEWAY
-  FREEWAY ACCESS
-  4 LANES / PARKING & MEDIAN
-  4 LANES / PARKING
-  4 LANES / MEDIAN
-  4 LANES
-  3 LANES / 1 LANE PARKING
-  2 LANES / PARKING
-  2 LANES ONEWAY / PARKING
-  2 LANES
-  1 LANE ONEWAY / 1 LANE PARKING



SCHEMATIC MASTER PLAN

HOLIDAY PARK

FIGURE 1
HILL PARK

DRW 5-77

RESOLUTION NO. 149-77

AMENDS GENERAL PLAN - HIDDEN LAKES AREA

WHEREAS, the Martinez Planning Commission did recommend to the City Council of the City of Martinez, that the General Plan in the Hidden Lakes area be amended; and

WHEREAS, the City Council, by the adoption of Resolution No. 129-77 did set August 17, 1977 as date of public hearing in this matter; and

WHEREAS, only one person attending the public hearing was opposed to the General Plan amendment; and

WHEREAS, no other persons attending this meeting appeared either in opposition to or in favor of the amendment to the General Plan; and

WHEREAS, Planning Director Barry Whittaker explained the need to amend the General Plan in order to conform with the previously approved Hidden Lakes Subdivision #3, and will not result in any substantial adverse environmental impact.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan of the City of Martinez be, and the same is hereby amended as recommended by the Planning Director and Planning Commission; and

FURTHER, the amendment shall also include the Kaiser Hospital properties located at Muir Road and Roman Way.

* * * * *

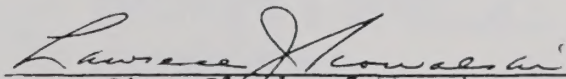
I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of September, 1977, by the following vote:

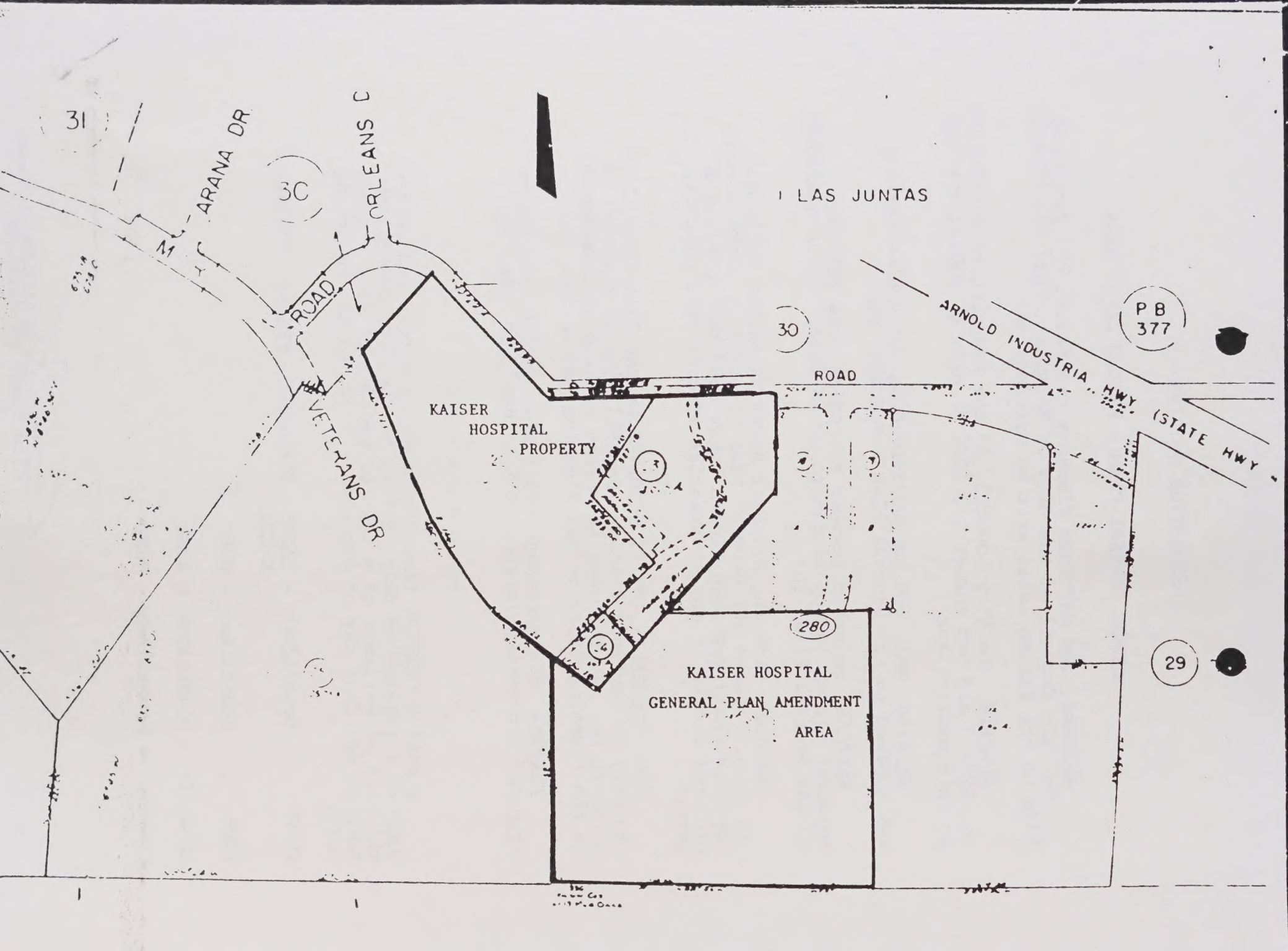
AYES: Councilmen - LANCE, SPARACINO, THELEN, TURNBAUGH
KRAUSE

NOES: Councilmen - NONE

ABSTAIN: Councilmen - NONE

ABSENT: Councilmen - NONE


City Clerk of Martinez



31

ARANA DR

30

ORLEANS DR

ROAD

VETERANS DR

KAISER
HOSPITAL
PROPERTY

3

4

30

ROAD

280

KAISER HOSPITAL
GENERAL PLAN AMENDMENT
AREA

LAS JUNTAS

ARNOLD INDUSTRIA HWY (STATE HWY)

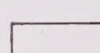
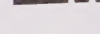
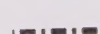
PB
377

29

FIGURE F 32.1

HIDDEN LAKES SPECIFIC AREA PLAN

JULY 1977 AMENDMENT

-  OPEN SPACE
30% - OVER SLOPES
-  OPEN SPACE
GRASSY/ WOODED AREAS
-  OPEN SPACE
OTHER VALUES
-  RESIDENTIAL
SLOPE DENSITY ORDINANCE
-  RESIDENTIAL
0-6 UNITS/ GROSS ACRE
-  4 LANES/ MEDIAN
-  4 LANES/ PARKING
-  2 LANES
-  2 LANES/ PARKING
-  SPECIFIC AREA BOUNDARY
-  2 LANES/ MEDIAN

THE CITY OF
MARTINEZ
CALIFORNIA

0 250 500 750



RESOLUTION NO. 109-78

AMENDS GENERAL PLAN - JOHN MUIR PARKWAY AND
VICINITY OF COUNTY DETENTION FACILITY

WHEREAS, the City Council of the City of Martinez held a public hearing on July 5, 1978, in the matter of amending the General Plan - John Muir Parkway and vicinity of the County Detention Facility; and

WHEREAS, following said public hearing, staff was directed to provide supplemental information as it regards anticipated improvement of certain property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that after due deliberation following the public hearing and subsequent staff input, approval was made contingent upon the strip of land adjacent to the Viano Winery be designated as a mixed residential zoning with allowances made for possible future commercial winery related expansion, i.e. Residential-Winery Related Commercial, and that the three proposed parksites should remain as shown in the General Plan.

* * * * *

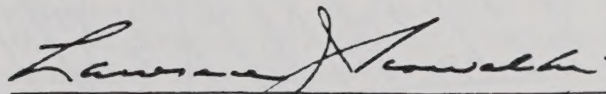
I HEREBY CERTIFY that the above is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of July, 1978, by the following vote:

AYES: KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE



City Clerk of Martinez

37 89 29 90 92 92 WILLOW 10 10 10 19 S 1200 110 ST 1125 1133

WILLOW STREET



COUNTY

DETENTION

FACILITIES

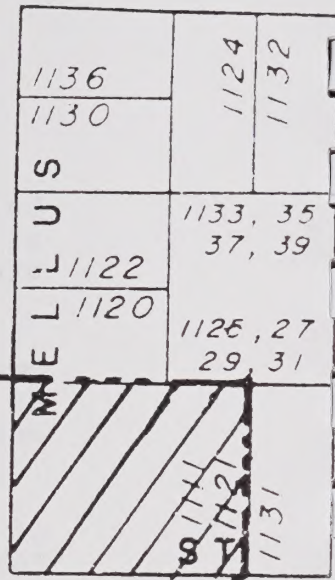
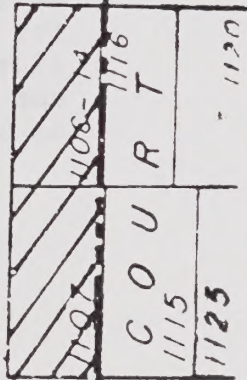
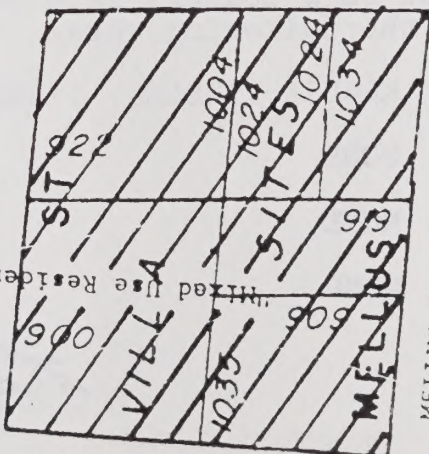
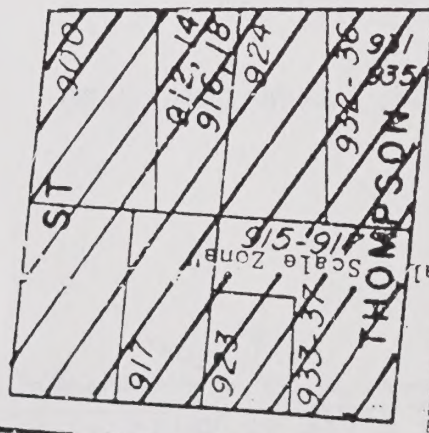
"Governmental Facilities"

THOMPSON STREET

MELLUS STREET

COURT STREET

COURT STREET



PROPOSED "COURT STREET AREA"
GENERAL PLAN OF CENTRAL MARTINEZ
SPECIAL AREA

HENRIETTA

GREEN STREET

LAS JUNIAS STREET

Amendment Boundary

1000
1020

COURT STREET AREA GENERAL PLAN (AND CENTRAL MARTINEZ
SPECIFIC AREA PLAN) AMENDMENT--ADDITIONS TO TEXT

30.8 and 21.7 MIXED USE DISTRICTS

- 30.81 and 21.71 There are three mixed use districts designated on the General Plan. All are located within the Central Martinez Planning Area. In each case the designation indicates that there are mixed uses existing within the districts, and that the uses are, or can be compatible. As with other designations within the Central Martinez Planning Area, the thrust of these designations is to preserve the existing character of the area and of the community, while allowing a gradual conversion to more feasible or more beneficial uses. Each area mixes residential, reflecting the older predominant use of the area, with more intensive uses, such as offices, commercial, or both.
- 30.82 and 21.72 The keys to successful mixing of land uses in these areas will be providing compatibility with the existing lower intensity uses (principally residential) and preserving as many of the older residential structures as feasible.
- 30.83 and 21.73 Non-residential uses in mixed use districts should be limited to those which do not generate significant vehicular traffic. Such additional traffic would both make the area a less desirable place to continue to live and would create the need for larger parking areas, not aesthetically compatible with the residential uses.
- 30.84 and 21.74 Essential parking should be provided in any new use or change in use. Persons employed on the site should be able to park on the site; otherwise employees will contribute to heavy on-street parking, further detracting from the residential quality. Likewise, visitor parking should be provided to the extent necessary for the same reason. Parking areas, however, should be restricted to the minimum necessary for the conduct of the business, consistent with Section 21.73
- 30.85 and 21.75 To the extent feasible existing residential structures should be preserved and renovated with changes in use, for it is these structures which give the districts their character and charm. New structures should be of residential scale, both size and materials. Materials for new buildings, therefore, should be wood, stucco, or similar. The institutional effect of concrete and masonry block or brick should be avoided. Buildings should have appropriate glazing areas, both because exterior light has energy and psychological benefits to interior users and because windows are part of a residential scene.
- 30.86 and 21.76 Parking areas should be treated as to not detract from the residential scene. This requires minimum-sized areas, and maximum setbacks from the street. Setbacks should not be less than the front or side yard setbacks of the neighboring structures. Setbacks should be planted with residential-type ground covers, trees and shrubs. Shrubs should be used to conceal, or at least soften views of the parked cars and parking areas from the street and from neighboring properties.



30.87 and 21.77 Signs for non-residential uses should be of minimum necessary size, low height, subtle colors, and utilize wood materials in its construction. Signs should be located in a manner to provide the necessary notice, without detracting from the residential scene.

30.4523 Delete from General Plan, Central Martinez Specific Area Plan.



RESOLUTION NO. 123-78*

AMENDS GENERAL PLAN - JOHN MUIR PARKWAY
SPECIFIC AREA PLAN - TWO REMAINING UN-
DESIGNATED SITES

WHEREAS, the Planning Commission has recommended to the City Council that the two approximately 10 acre sites, one at the southwest corner of Center Avenue and Muir Road and the other northeast of the intersection of Arnold Drive and the A.T.S.F. Railroad be designated for commercial land use on the John Muir Parkway Specific Area Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that after public hearing by said Planning Commission, they recommended by unanimous vote, to amend the General Plan, and it is hereby approved by the City Council of the City of Martinez.

* * * * *

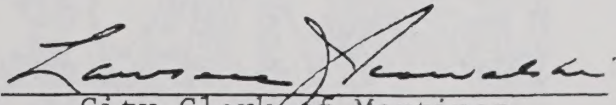
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council, held on the 16th day of August, 1978, by the following vote:

AYES: KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE


City Clerk of Martinez

*See John Muir Parkway Specific Area Plan

FIGURE F 33.

JOHN MUIR PARKWAY SPECIFIC AREA PLAN



LEGEND

RESIDENTIAL

- SF - 0.6 units/gross acre
- SD - slope density ordinance
- 7-12 - units/gross acre
- 12-18 - units/gross acre
- 18-35 - units/gross acre

- O - prof. & admin. offices
- P - public institutions
- C - commercial

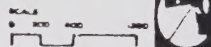
⬭ - buffer

⊖ - alternative neighborhood center

np - neighborhood park

▨ - permanent open space & conservation

THE CITY OF
MARTINEZ
CALIFORNIA



RESOLUTION NO.177-79
RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MARTINEZ AMENDING THE CIRCULATION
ELEMENT OF THE MARTINEZ GENERAL PLAN

WHEREAS, the Circulation Element is amended from time to time in order to reflect viable alternatives within a growing community; and,

WHEREAS, Minaret Drive and Pinnacle Drive have been identified within the Circulation Element as collector streets; and,

WHEREAS, Planning Commission review of the proposed Diablo View Subdivision has indicated that closure of these two streets will not adversely affect the City's Circulation Element; and,

WHEREAS, Planning Commission review of the proposed Diablo View subdivision has indicated that closure of these two streets will maintain and promote neighborhood character within existing and proposed residential subdivisions; and,

WHEREAS, the Planning Commission has recommended to the City Council that the Circulation Element of the General Plan be amended to eliminate Minaret and Pinnacle Drives as collector streets,

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the Circulation Element of the General Plan to eliminate Minaret Drive and Pinnacle Drive as collector streets.

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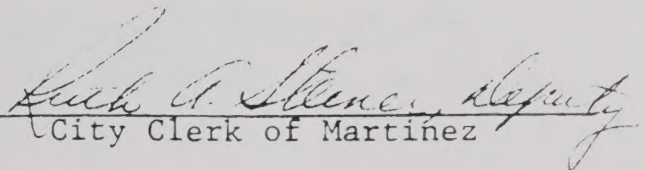
I HEREBY CERTIFY that the foregoing is a true copy of a Resolution duly adopted by the City Council at its meeting of November 21, 1979 by the following vote:

AYES: KRAUSE, PATRICK, TURNBAUGH, MAYOR SPARACINO

NOES: NONE

ABSENT: THELEN

NOT VOTING: NONE


City Clerk of Martinez

RESOLUTION NO. 193-79*

AMENDS THE GENERAL PLAN DESIGNATION OF SUBDIVISIONS
5604 & 5606 AND DELETES A PARK SITE--CENTEX HOMES
DEVELOPMENT

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the General Plan for the Centex Homes project on Arnold Drive; and

WHEREAS, the effect of the General Plan amendment is to reduce the density ranges of 12-18 du/ac and 18-35 du/ac to 7-12 du/ac and eliminate a park site; and

WHEREAS, the EIR and addendum were certified by the Martinez Planning Commission prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing this date to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the General Plan be and the same is hereby amended, pertaining to Tracts 5604 and 5606 located on the north side of Arnold Drive between Howe Road and Morello Avenue, to designate the area 7-12 du/ac and delete the park site.

- - - - -

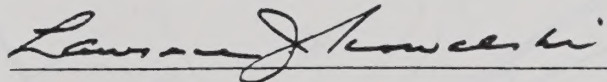
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 19th day of December, 1979 by the following vote:

AYES: COUNCILMEN - KRAUSE, THELEN, TURNBAUGH, MAYOR SPARACINO

NOES: COUNCILMEN - NONE

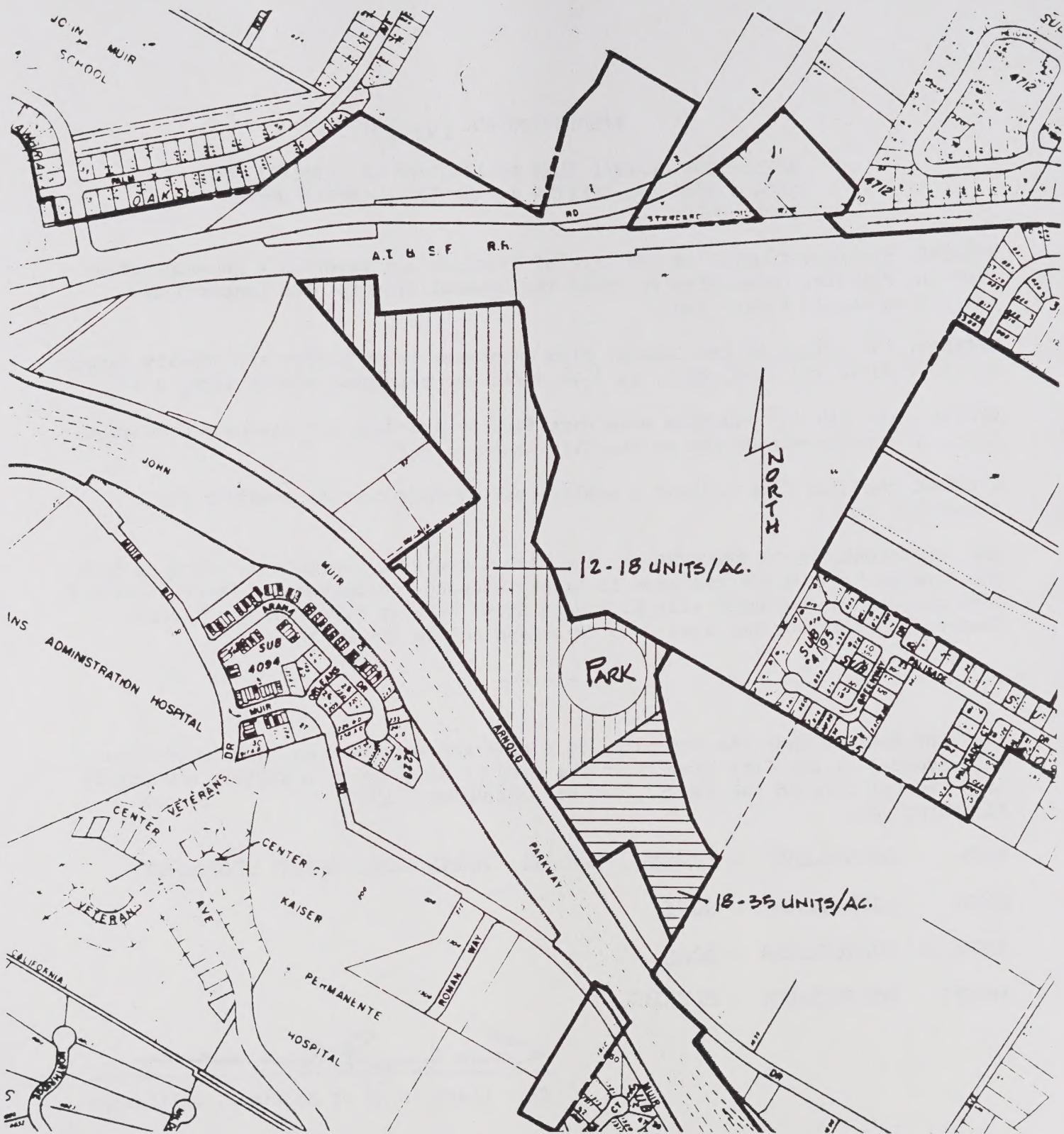
ABSTAIN: COUNCILMEN - NONE

ABSENT: COUNCILMEN - PATRICK



City Clerk, City of Martinez, California

*See John Muir Parkway Specific Area Plan



EXISTING 12-18 UNITS/AC., 18-35 UNITS/AC. & PARK DESIGNATIONS
 PROPOSED 7-12 UNITS/AC. DESIGNATION

— GENERAL PLAN AMENDMENT —

RESOLUTION NO 99-80*

AMENDS THE LAND USE ELEMENT OF THE GENERAL
PLAN FOR THE PARAGON FINANCIAL COMPANY AND
THE DUFFEL FINANCIAL AND CONSTRUCTION COMPANY*
PROPERTIES.

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the Land Use Element of the General Plan for the Paragon Financial Company property on Alhambra Avenue south of Virginia Hills Drive and the Duffel Financial and Construction property south of Muir Road at Center Avenue; and

WHEREAS, the effect of the General Plan amendment is to allow multi-family and commercial uses on the Paragon property and to allow high density residential and commercial uses on the Duffel property; and

WHEREAS, the EIR and addendum was certified by the Planning Commission prior to its recommendation on the Duffel Financial and Construction project and a Negative Declaration filed on the Paragon Financial Company project; and

WHEREAS, the City Council held a public hearing to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the Land Use Element of the General Plan be and the same is hereby amended, pertaining to multi-family and commercial uses on the Paragon property and high density residential and commercial uses on the Duffel property.

- - - - -

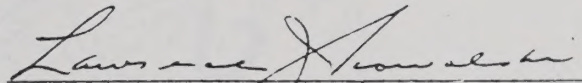
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 4th day of June, 1980, by the following vote:

AYES: COUNCILMEMBERS - DOTHEE, FEYH, PATRICK, THELEN, SCHAEFER

NOES: COUNCILMEMBERS - NONE

ABSTAIN: COUNCILMEMBERS - NONE

NOT VOTING: COUNCILMEMBERS - NONE



City Clerk, City of Martinez, California

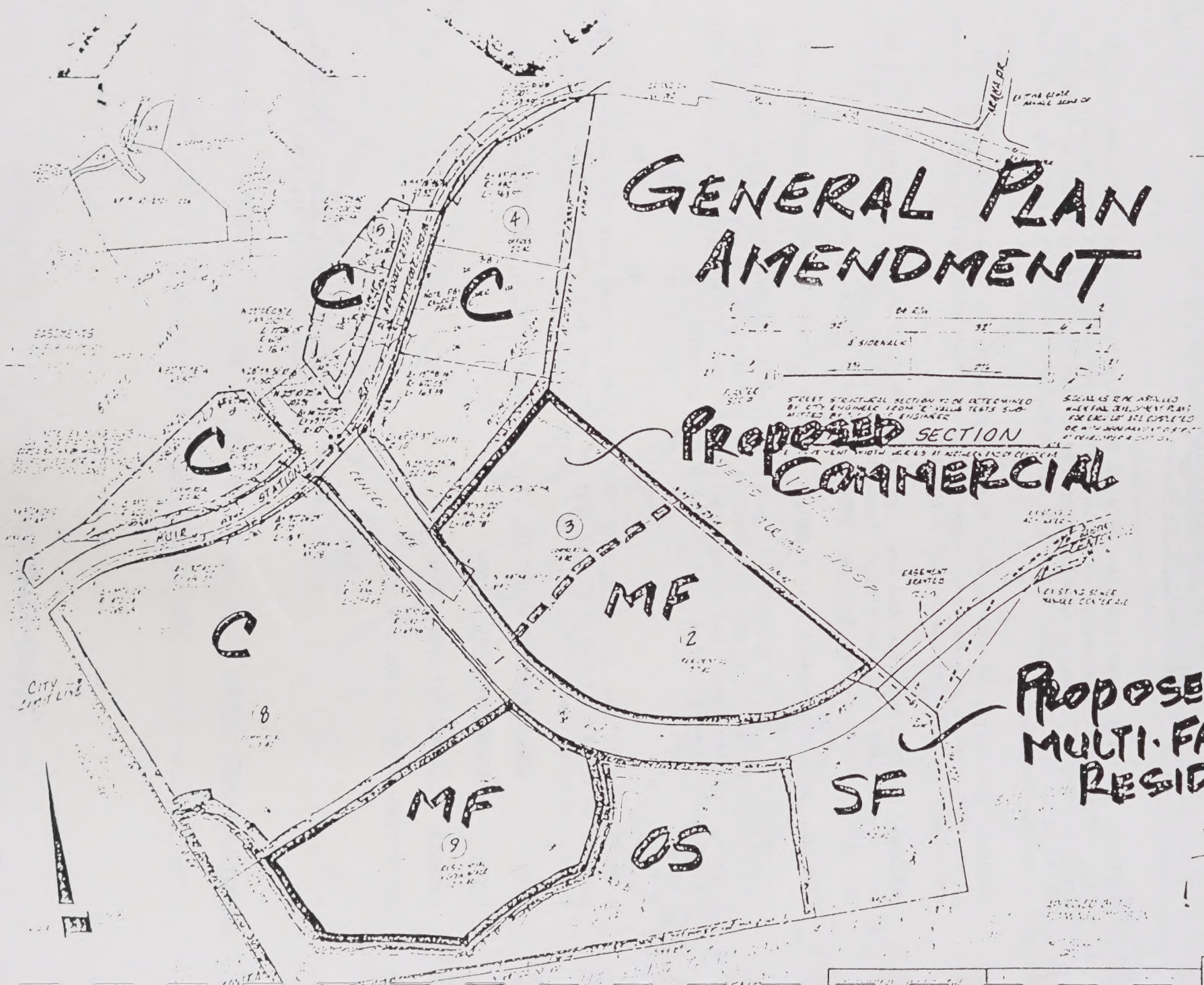
*See John Muir Parkway Specific Area Plan

GENERAL NOT.

GENERAL PLAN AMENDMENT

**Proposed SECTION
COMMERCIAL**

**Proposed
MULTI-FAMILY
RESIDENTIAL**



VICINITY MAP

FERGUSON & WOLLMANN
consulting engineers, inc.

● GENERAL PLAN
AMENDMENT
PARAGON PROPERTY

EXISTING:

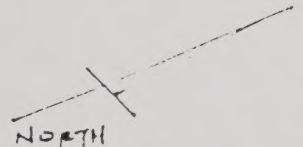


SF - SINGLE-FAMILY RESIDENTIAL
(0-6 UNITS/ACRE)

MF - MULTI-FAMILY RESIDENTIAL
(9-12 UNITS/ACRE)

C - COMMERCIAL

PROPOSED:



RESOLUTION NO.163-80*

AMENDS THE LAND USE ELEMENT OF THE GENERAL
PLAN FOR THE JOHNSON CLARK PROPERTY

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Planning Commission to amend the Land Use Element of the General Plan for the Johnson Clark property on Arnold Drive; and

WHEREAS, the effect of the General Plan amendment is to allow heavy-density residential and office uses on the south side of Arnold Drive, all on the Johnson Clark property; and

WHEREAS, the EIR and the addendum were certified by the Planning Commission prior to its recommendation on the proposed residential/office complex development; and

WHEREAS, the City Council held a public hearing to consider the recommendations;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Martinez that the Land Use Element of the General Plan be and the same is hereby amended, pertaining to high-density residential and office uses on the Johnson Clark property.

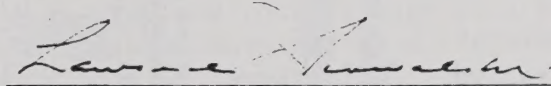
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 3rd day of September, 1980 by the following vote:

AYES: COUNCILMEMBERS - DOTHEE, FEYH, PATRICK THELEN, ,AYOR SCHAEFER

NOES: COUNCILMEMBERS - NONE

ABSENT: COUNCILMEMBERS - NONE

NOT VOTING: COUNCILMEMBERS - NONE



Lawrence J. Kowalski, City Clerk

*See John Muir Parkway Specific Area Plan



GENERAL PLAN AMENDMENT:

EXISTING RESIDENTIAL, 7-12 DU/AC.

PROPOSED RESIDENTIAL, 18-35 DU/AC & PROFESSIONAL & ADM. OFFICE

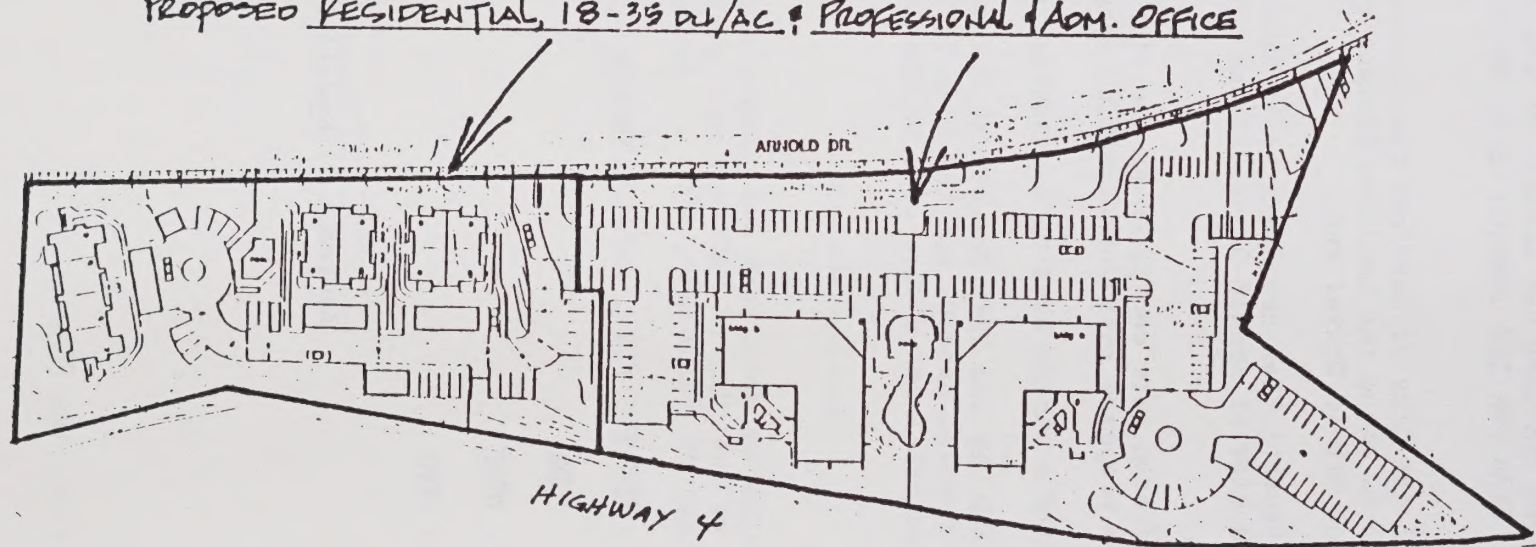


EXHIBIT A

RESOLUTION NO. 2-81

RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MARTINEZ AMENDING THE CIRCULATION
ELEMENT OF THE MARTINEZ GENERAL PLAN

WHEREAS, the Circulation Element aims to provide residents with access to jobs, goods, and services in a manner respectful of the natural environment; and,

WHEREAS, the Circulation Element is amended from time to time in order to reflect viable alternatives within a growing community; and,

WHEREAS, rising energy costs and community recreational needs present a demand for alternative modes of transport; and,

WHEREAS, the Martinez Trails Plan has been formulated in order to guide the construction of bicycle, horseback riding, and hiking trails to facilitate the present and future needs of residents in a safe, efficient, and environmentally sound manner; and,

WHEREAS, the Parks and Recreation Commission has reviewed the Martinez Trails Plan, finding it to be a sound proposal in the best interest of residents and recommended to the Planning Commission that the Circulation Element of the General Plan be amended to include the Martinez Trails Plan; and

WHEREAS, the Planning Commission review of the Martinez Trails Plan found its proposals and goals to be consistent with the General Plan and within the best interests of the residents of Martinez, recommended that the City Council amend the Circulation Element of the General Plan to include the Martinez Trails Plan; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the Circulation Element of the General Plan to include the Martinez Trails Plan, encompassing both the Bicycle and Riding and Hiking sections of the Plan.

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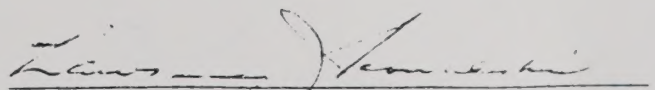
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of the City Council held on the 21st day of January 1981 by the following vote:

AYES: DOTHEE, FEYH, PATRICK, THELEN, SCHIEFER

NOES: NONE

ABSENT: NONE

NOT VOTING: NONE


Lawrence J. Kowalski, City Clerk
City of Martinez



RESOLUTION NO. 169-81

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MARTINEZ ADOPTING THE
1981 REVISED HOUSING ELEMENT AS AN
AMENDMENT TO THE MARTINEZ GENERAL PLAN

WHEREAS, the Housing Element is a State-mandated Element of the General Plan; and,

WHEREAS, the Housing Element is amended from time to time to reflect changing housing demands within a growing community; and,

WHEREAS, a 1981 Housing Element has been formulated to adhere to current laws and to address modern housing challenges; and,

WHEREAS, the City has solicited input from local housing advocates and citizens through the Martinez Affordable Housing Task Force and incorporated the Task Force findings into the revised Housing Element; and

WHEREAS, at a Public Hearing, the Planning Commission recommended that the City Council amend the General Plan to include the revised Housing Element with the intention that the resulting housing program be for the primary benefit of the citizens of Martinez;

WHEREAS, the City Council held a Public Hearing on August 5, 1981, to hear comments from the public, as well as on September 2 and September 16, 1981;

NOW, THEREFORE, BE IT RESOLVED that the City Council amends the General Plan to include the revised Housing Element;

BE IT FURTHER RESOLVED that the City Council authorizes the Planning staff to complete a Housing Element status report, including an examination of regional affordable housing progress, to be undertaken in six months. Possible policy modifications will be considered in light of the said status report.

- - - - -

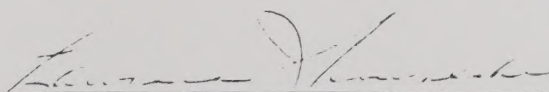
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of September, 1981, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Thelen & Mayor Schaefer

NOES: None

ABSENT: None

NOT VOTING: None.



Lawrence J. Kowalski, City Clerk
City of Martinez



RESOLUTION NO. 12A-82

AMENDS THE GENERAL PLAN DESIGNATION OF
THE KAISER HOSPITAL PARKING EXPANSION SITE

WHEREAS, the City Council of the City of Martinez has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Kaiser Hospital Parking Expansion site on Muir Road; and

WHEREAS, the effect of the General Plan Amendment is to increase parking facilities within the Kaiser Hospital complex by amending the General Plan from 7-12 dwelling units per acre to Public Institutions; and

WHEREAS, the Martinez Planning Commission accepted and directed the filing of the Negative Declaration prior to its recommendation to the City Council; and

WHEREAS, the City Council held a public hearing to consider the recommendation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be and the same is hereby amended pertaining to the parking facilities at the Kaiser Hospital site located north of the present alignment of Muir Road between Veterans' Drive and Morello Avenue, to designate the area as Public Institutions.

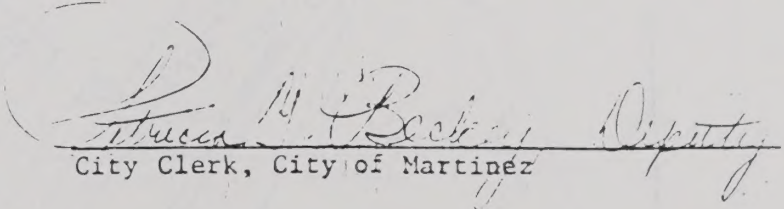
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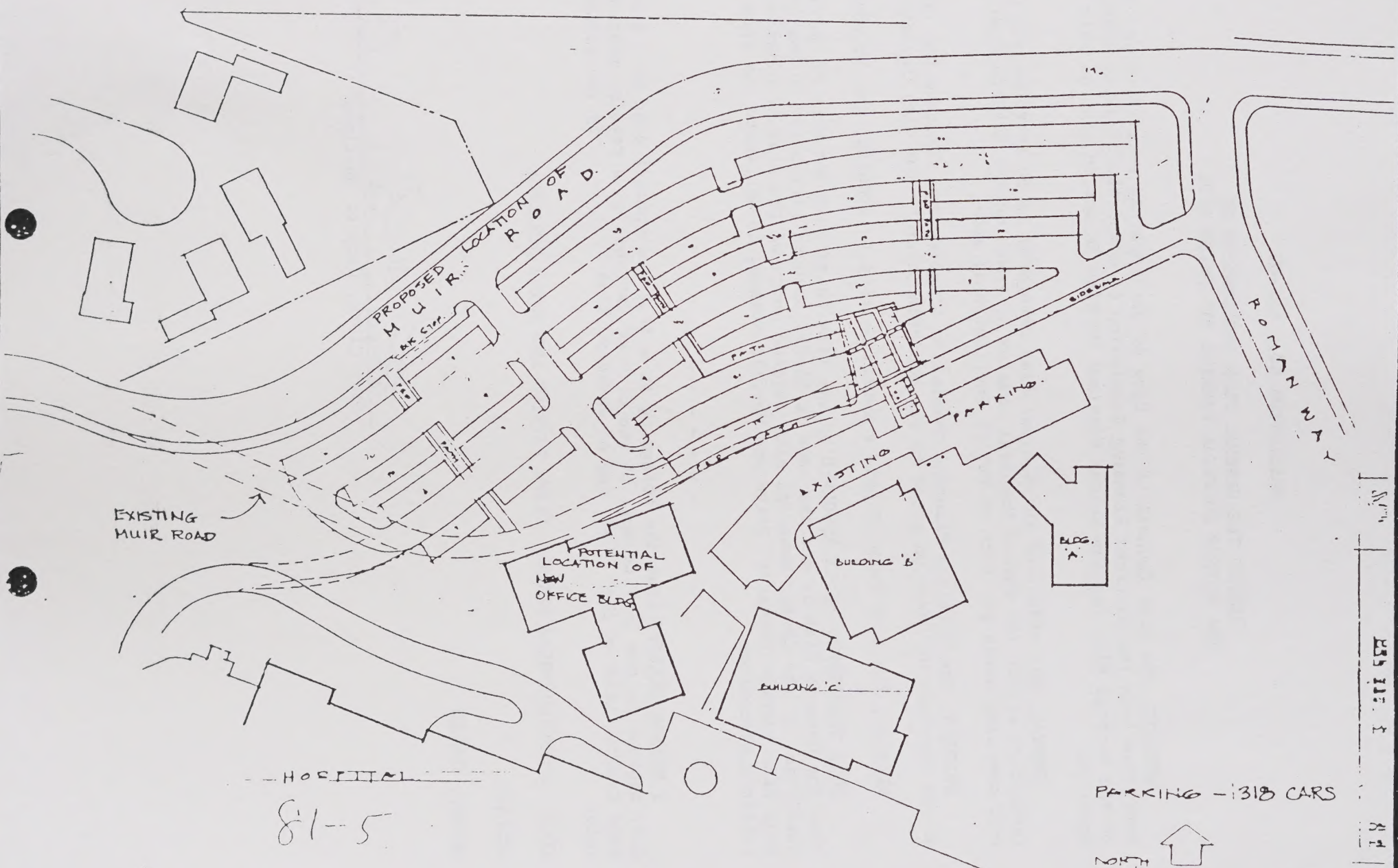
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of January, 1984, by the following vote:

AYES: COUNCILMEMBERS DOTHEE, FEYH, PATRICK AND MAYOR SCHAEFER

ABSTAIN:

ABSENT: THELEN


City Clerk, City of Martinez



EXISTING
HUIR ROAD

PROPOSED
LOCATION OF
ROAD
M U I R
STREET

POTENTIAL
LOCATION OF
NEW
OFFICE BLDG.

EXISTING

BUILDING B

BUILDING C

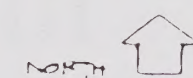
BLDG.
A

PARKING

HOSPITAL

81-5

PARKING - 318 CARS



RESOLUTION NO. 161-82*

AMENDMENTS TO THE LAND USE ELEMENT OF THE MARTINEZ
GENERAL PLAN FOR THE MT. VIEW/VINE HILL AREA ANNEXATION
AND A PORTION OF THE BRADDOCK AND LOGAN PROPERTY

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Mt. View/Vine Hill annexation area and a portion of the Braddock and Logan property; and

WHEREAS, the purpose of the General Plan Amendment is to adopt by reference the Land Use Element of the General Plan for Contra Costa County for the Mt. View/Vine Hill Annexation Area and to allow commercial uses on a portion of the Braddock & Logan property; and

WHEREAS, a Negative Declaration has been prepared and recommended for the Mt. View/Vine Hill Annexation Area General Plan Amendment and an Environmental Report and Addendum was previously certified and a subsequent Negative Declaration has been recommended to be filed on the Braddock and Logan property; and

WHEREAS the City Council held a Public Hearing on September 8, 1982 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the the Land Use Element of the Martinez General Plan to adopt by reference the existing Land Use Element of the Contra Costa County General Plan for the Mt. View/Vine Hill Annexation Area and designate commercial uses for a portion of the Braddock and Logan property (4898 Pacheco Blvd)

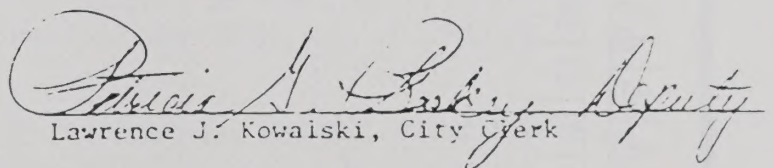
I HEREBY CERTIFY the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on September 8, 1982, by the following vote:

AYES: Councilmembers D. Patrick, K. Dothce, C. Feyn and E. Schaefer.

NOES: None.

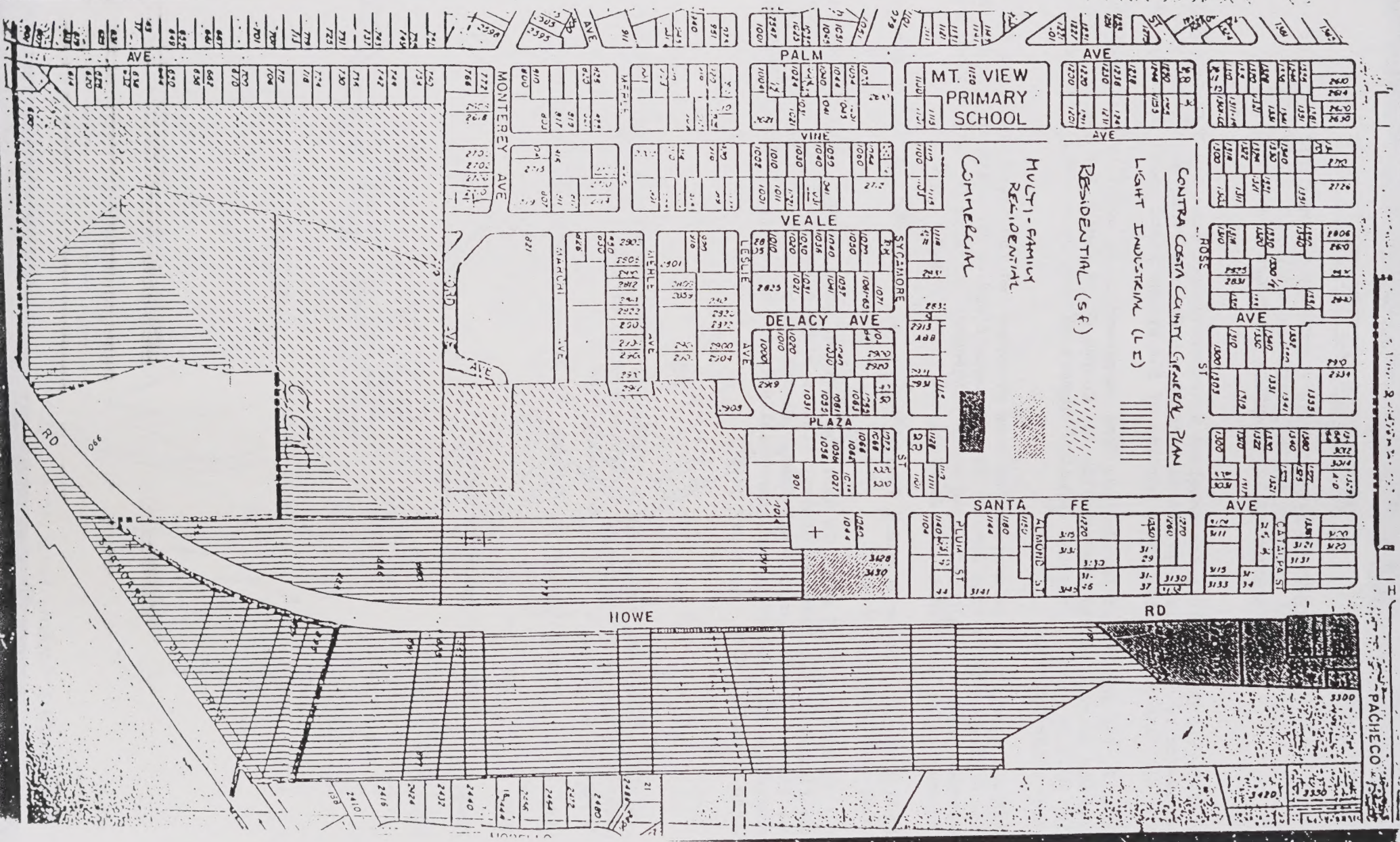
ABSENT: Councilmember J. Thelen.

NOT VOTING: None.


Lawrence J. Kowalski, City Clerk

*See John Muir Parkway Specific Area Plan





AVE

PALM

AVE

MT. VIEW
PRIMARY
SCHOOL

MONTEREY AVE

AVE

MULTI-FAMILY
RESIDENTIAL
COMMERCIAL

RESIDENTIAL (S.F.)

CONTRA COSTA COUNTY GENERAL PLAN
LIGHT INDUSTRIAL (L.I.)

VEALE

DELACY AVE

PLAZA

SANTA

FE

AVE

HOWE

RD

PACHICO

RESOLUTION NO. 19-83

RESOLUTION AMENDING THE CIRCULATION ELEMENT
OF THE GENERAL PLAN FOR CENTER AVENUE

WHEREAS, the City Traffic Engineer has recommended that an amendment to the Circulation Element be made for Center Avenue; and

WHEREAS, the Martinez Planning Commission has forwarded an amendment to the Circulation Element of the General Plan as it pertains to the vehicular traffic and bikeways on Center Avenue.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Circulation Element of the General Plan be amended as follows:

Vehicular Traffic -

Center Avenue between the limits of Veterans Drive and East City Limits shall have a minimum one vehicular lane in each direction of traffic.

Bikeway -

Center Avenue between Elderwood Drive and Vine Hill Way shall have "Bike Route" signs only and

Remaining portions of Center Avenue within the aforementioned limits shall have bike lanes.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of February , 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Radke & Mayor Schaefer.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk

By: Patricia G. Beckey
Deputy City Clerk



RESOLUTION NO. 20-83
AMENDMENT TO THE CIRCULATION ELEMENT
OF THE GENERAL PLAN--BIKE TRAIL

WHEREAS, the Martinez Planning Commission has forwarded an amendment to the Circulation Element of the General Plan as it pertains to the Bike Trail on Center Avenue; and

WHEREAS, the Metropolitan Transportation Commission has approved a grant for \$67,000 to implement the Bike Trail;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Bike Trail section of the Circulation Element of the General Plan be amended as follows:

Center Avenue between Elderwood Drive and Vine Hill Way, install "Bike Route" signs only.

Remaining portions of Center Avenue, double left turn center lane with one traffic and one bike/parking lane in each direction.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of February 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick, Radke & Mayor Schaefer.

NOES: None.

ABSENT: None.

NOT VOTING: None.

Lawrence J. Kowalski, City Clerk
City of Martinez

RESOLUTION NO. 104-83 *

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MARTINEZ

RESOLUTION TO AMEND THE LAND USE ELEMENT
OF THE GENERAL PLAN FOR THE
MARTINEZ UNIFIED SCHOOL DISTRICT 62 ACRES
AND THE CENTEX HOMES' 19 ACRES

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan and rezone the School District and Centex Homes combined 81 acres located north of Highway 4, between Old Orchard Road and Shadowfalls Drive; and

WHEREAS, the effect of the General Plan and rezoning is to encourage the construction of a high quality business park which can contribute positively to the City's tax base, and

WHEREAS, the City council held a Public Hearing on 6/15/1983 to consider the recommendations of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council that the General Plan be amended to Research and Development, Residential and Open Space, as indicated on the attached Exhibit "A";

BE IT FURTHER RESOLVED that the City Council add to the General Plan a "Research and Development" category as follows:

"21.7 RESEARCH AND DEVELOPMENT USES

21.71 Research and Development shall be planned in such a manner so as to be as compatible with existing residential development as possible.

21.72 High quality "campus" type design shall be utilized in any Research and Development use.

21.73 Any plan shall be consistent with Open Space policies of this plan and shall use open space to provide adequate buffering to any adjacent land use."

- - - - -

*See John Muir Parkway Specific Area Plan

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said City Council held on the 15th day of June, 1983, by the following vote:

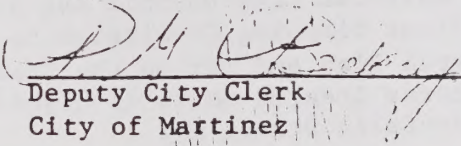
AYES: Councilmembers Dothee, Feyh, Patrick, Radke and Mayor Schaefer.

NOES: None.

ABSENT: None.

NOT VOTING: None.

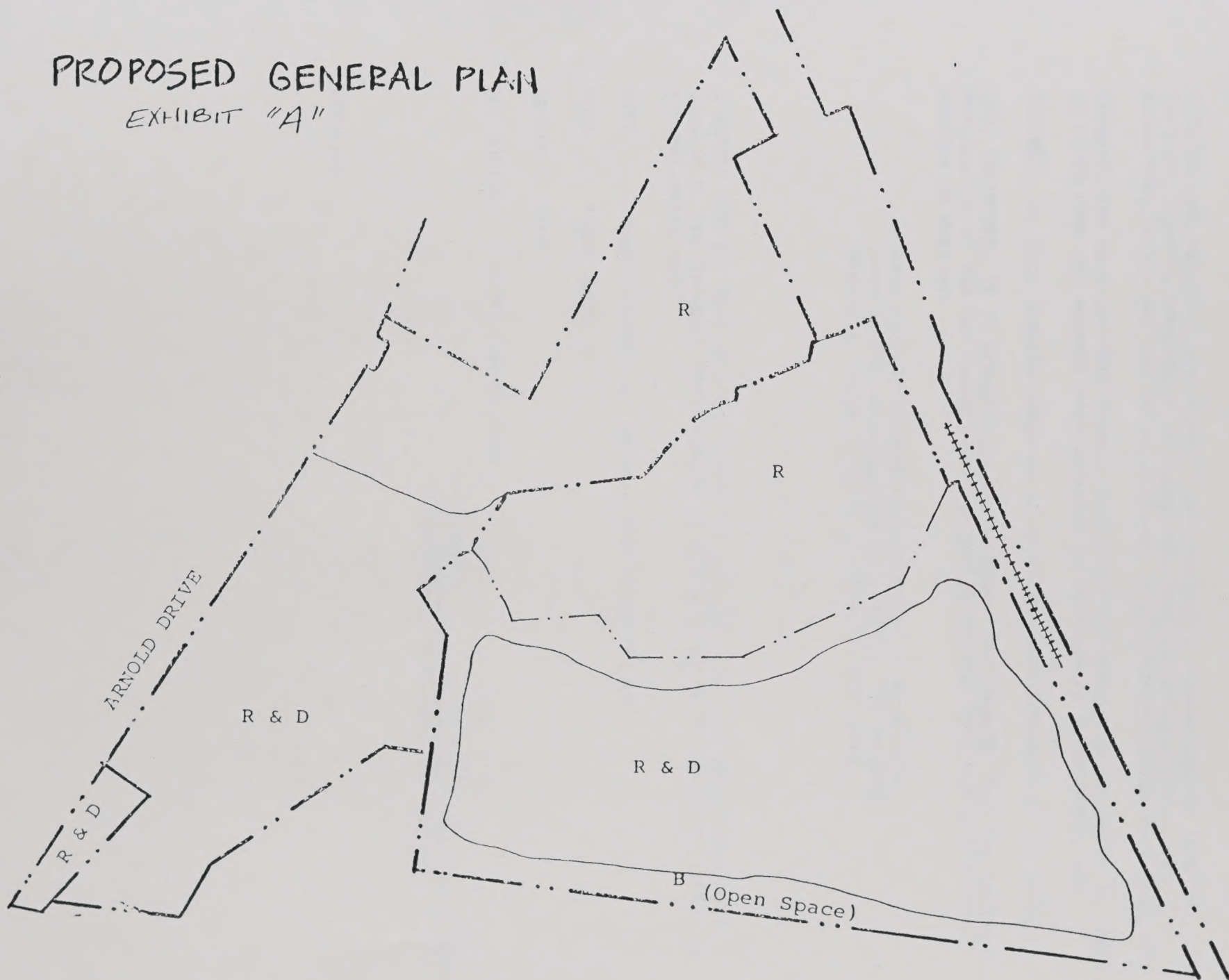
LAWRENCE J. KOWALSKI, City Clerk


Deputy City Clerk
City of Martinez

WP31

PROPOSED GENERAL PLAN

EXHIBIT "A"



RESOLUTION NO. 158-83

RESOLUTION OF THE MARTINEZ CITY COUNCIL
AMENDING THE GENERAL PLAN LAND USE DESIGNATION FOR
PROPERTY WITHIN THE SUN VALLEY LAND AND CATTLE COMPANY SUBDIVISION 6293

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to change the land use designation of the properties within the Sun Valley Land and Cattle Company Subdivision 6293, and

WHEREAS, the Martinez City Council held a Public Hearing on September 21, 1983, at which time all persons were afforded an opportunity to be heard, and

WHEREAS, the City Council deems it to be in the best interest of the City;

NOW, THEREFORE, BE IT RESOLVED by the Martinez City Council that the land use designation of the Sun Valley Land and Cattle Company Subdivision 6293 be amended as follows:

Lots 1-36 be designated Residential 7-12 du/acre,
Lots 37-158 be designated Residential 0-6 du/acre
Remaining ridge lines be designated Open Space

- - - - -

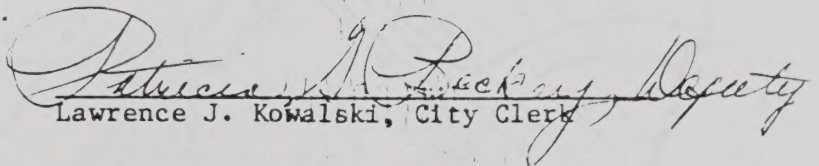
I HEREBY CERTIFY that this is a true and correct copy of a Resolution duly adopted by the Martinez City Council at its meeting of September 21, 1983, by the following vote:

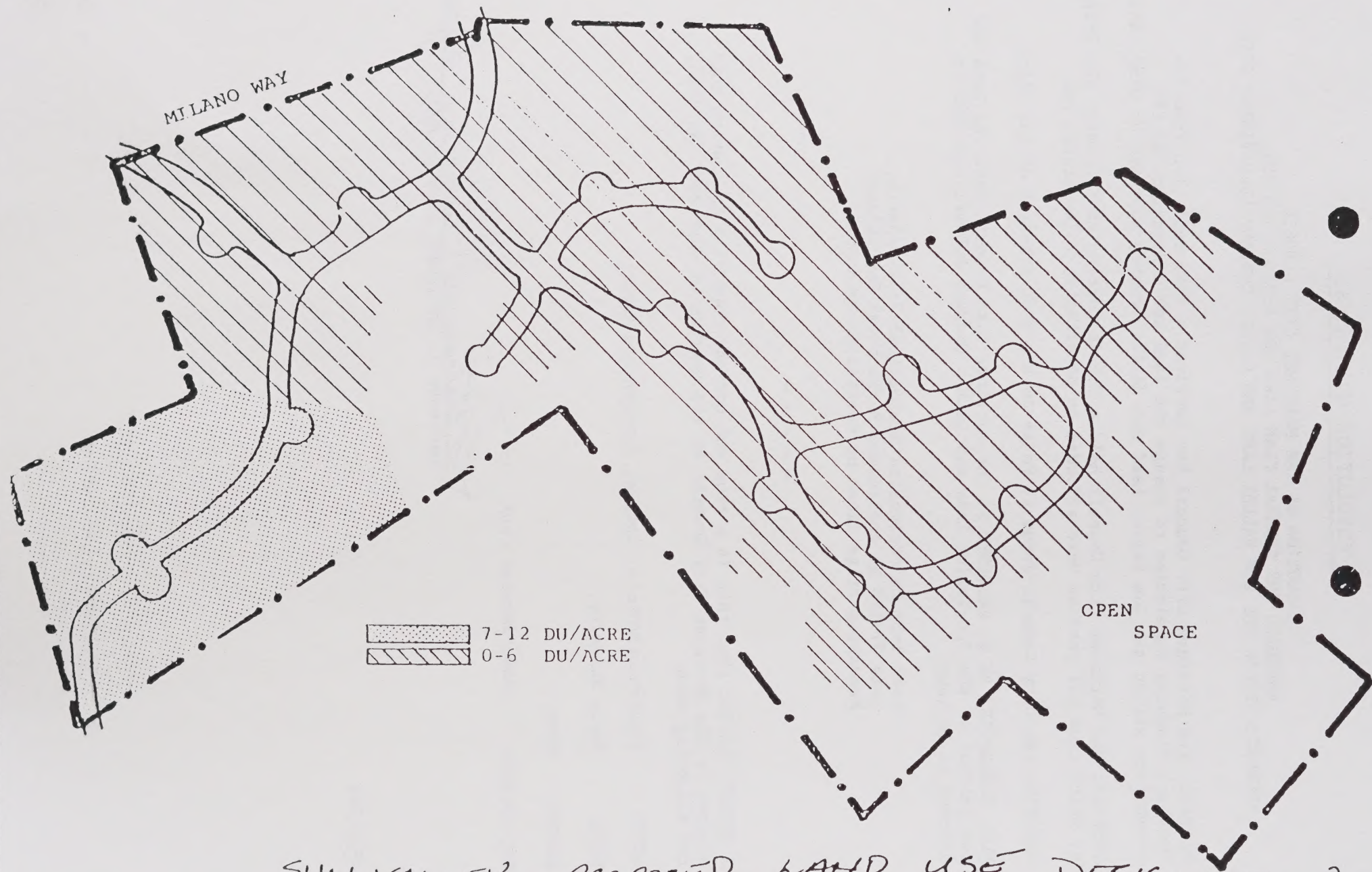
AYES: Councilmembers Dothee, Patrick and Radke.

NOES: Mayor Schaefer.

ABSENT: None.

NOT VOTING: Councilmember Feyh.


Lawrence J. Kowalski, City Clerk



SUN VALLEY PROPOSED LAND USE DESIGNATION

RESOLUTION NO. 195-83 *

AMENDING THE LAND USE ELEMENT OF THE MARTINEZ GENERAL PLAN
FOR THE SANTA FE RAILROAD PROPERTY LOCATED
BETWEEN HIGHWAY 4, THE SANTA FE RAILROAD AND ALHAMBRA CREEK

WHEREAS, the City Council received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the subject property from "Buffer" to "Commercial--Retail and Services"; and

WHEREAS, the purpose of the General Plan Amendment is to permit the 3.56 acre site to be used for an approved use consistent with the land use designation;

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which identifies potential environmental concerns and lists mitigation measures;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the Land Use Element of the Martinez General Plan from "Buffer" to R&D (Research & Development).

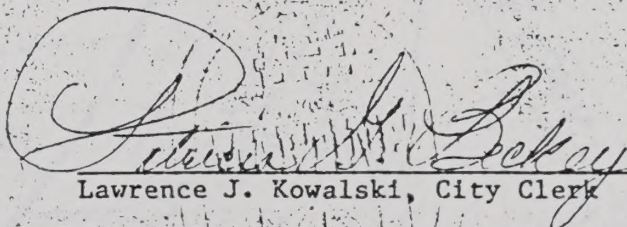
I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, and Vice-Mayor Radke.

NOES: Councilmember Patrick and Mayor Schaefer.

ABSENT: None.

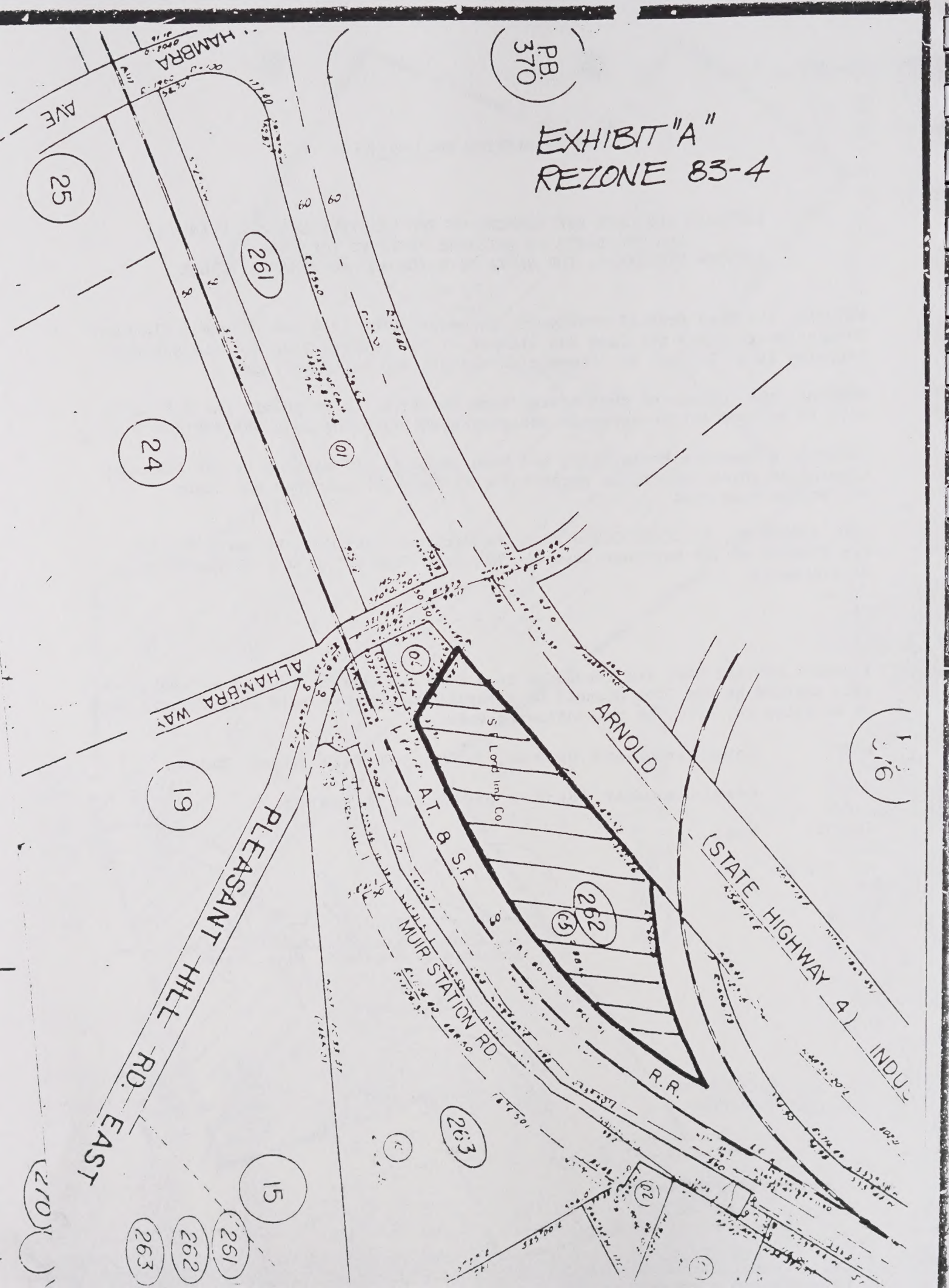
NOT VOTING:


Lawrence J. Kowalski, City Clerk

WP185

*See John Muir Parkway
Specific Area Plan

EXHIBIT "A"
REZONE 83-4



RESOLUTION NO. 196-83

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
ROBERT OLSON PROPERTY ON HOWE ROAD

WHEREAS, The City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Robert Olson property from P-A (Professional-Administrative Offices) to R&D (Research & Development); and

WHEREAS, the purpose of the General Plan Amendment is to permit the 3.3 acre site on Howe Road to be used for research and development purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on November 16, 1983, to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the City Council amend the Land Use Element of the Martinez General Plan from P-A (Professional/Administrative Offices) to R&D (Research and Development).

I HEREBY CERTIFY the foregoing is a true and correct copy of a resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Patrick, Radke, and Mayor Schaefer.

NOES: None.

ABSENT: None.

NOT VOTING: Councilmember Feyh.

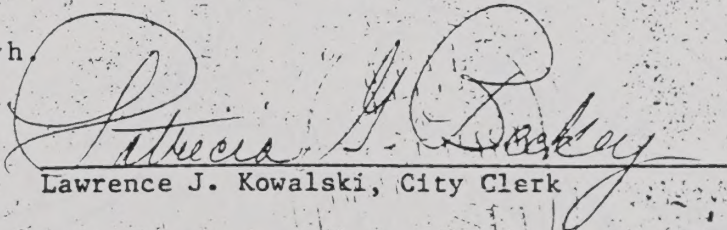
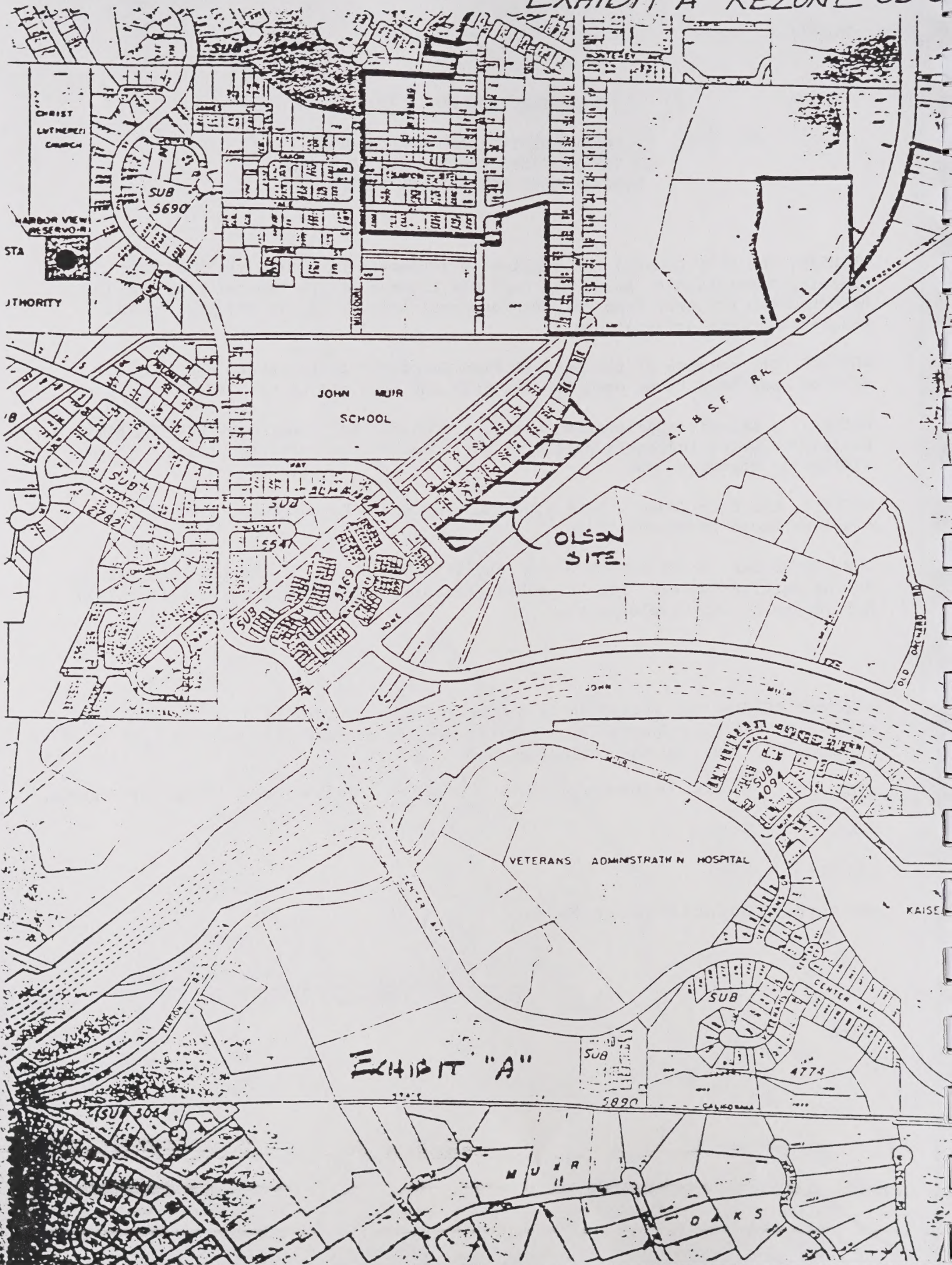

Lawrence J. Kowalski, City Clerk

EXHIBIT "A" REZONE 83-5



RESOLUTION NO. 197-83

AMENDING THE LAND USE ELEMENT OF THE MARTINEZ
GENERAL PLAN FOR THE CITY OF MARTINEZ CHURCH STREET PROPERTY

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for property located at the southeasterly corner of Church Street and Valley Avenue, and

WHEREAS, the purpose of the General Plan Amendment is to allow residential usage of approximately 9200 sq. ft. of the site adjoining the existing Contra Costa County Consolidated Fire District Facility; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which identifies potential environmental concerns and lists mitigation measures, and

WHEREAS, the City Council held a Public Hearing on November 16, 1983, to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED that the Martinez City Council amend the Land Use Element of the Martinez General Plan from G-F (Governmental Facilities) to Residential 0-6 du/acre.

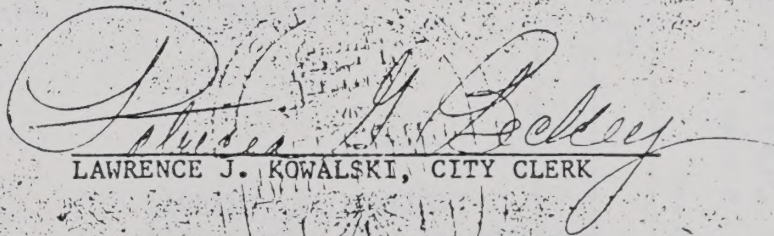
I HEREBY CERTIFY the foregoing is a true and correct copy of a Resolution duly adopted by the City Council at a regular meeting of said City Council held on November 16, 1983, by the following vote:

AYES: Councilmembers Dothee, Feyh, Patrick and Mayor Schaefer.

NOES: None.

ABSENT: Vice Mayor Radke.

NOT VOTING:

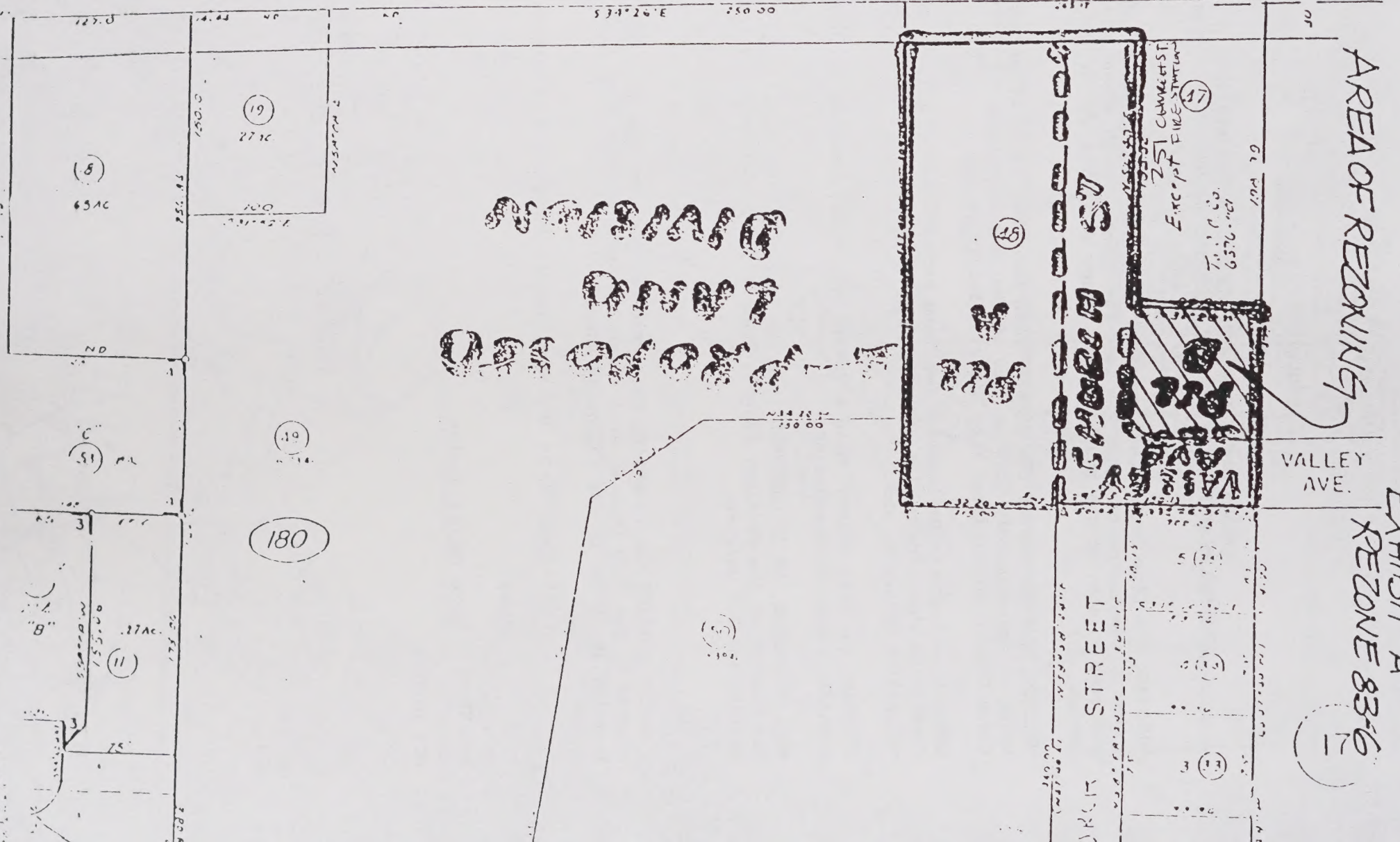

LAWRENCE J. KOWALSKI, CITY CLERK

15

RECORD OF SURVEY 19 L.S.M. 44 1-23-62
RECORD OF SURVEY 28 L.S.M. 46 8-31-64
3-36 L.S.M. 21 8-4-65
1-65 P.M. 11 4-24-78

Rezoning # 83-6

PLEASANT HILL ROAD - EAST



AREA OF REZONING

EXHIBIT "A"
REZONE 83-6

RESOLUTION NO. 182-84

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
PROPERTY ON HOWE ROAD

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the Campbell Devcon Construction, Inc. property from S-C (Service-Commercial) to R&D (Research & Development); and

WHEREAS, the purpose of the General Plan Amendment is to permit the 5.16 acre site on the north side of Howe Road easterly of Vista Way (AP #376-090-012 thru 016) to be used for research and development purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on November 7, 1984 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez to amend the Land Use Element of the Martinez General Plan from S-C (Service-Commercial) to R&D (Research and Development).

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 7th day of November, 1984, by the following vote:

AYES: Councilmembers Hernandez, Langley, Radke,
Vice Mayor Pollacek and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

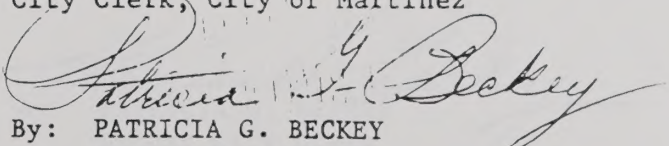
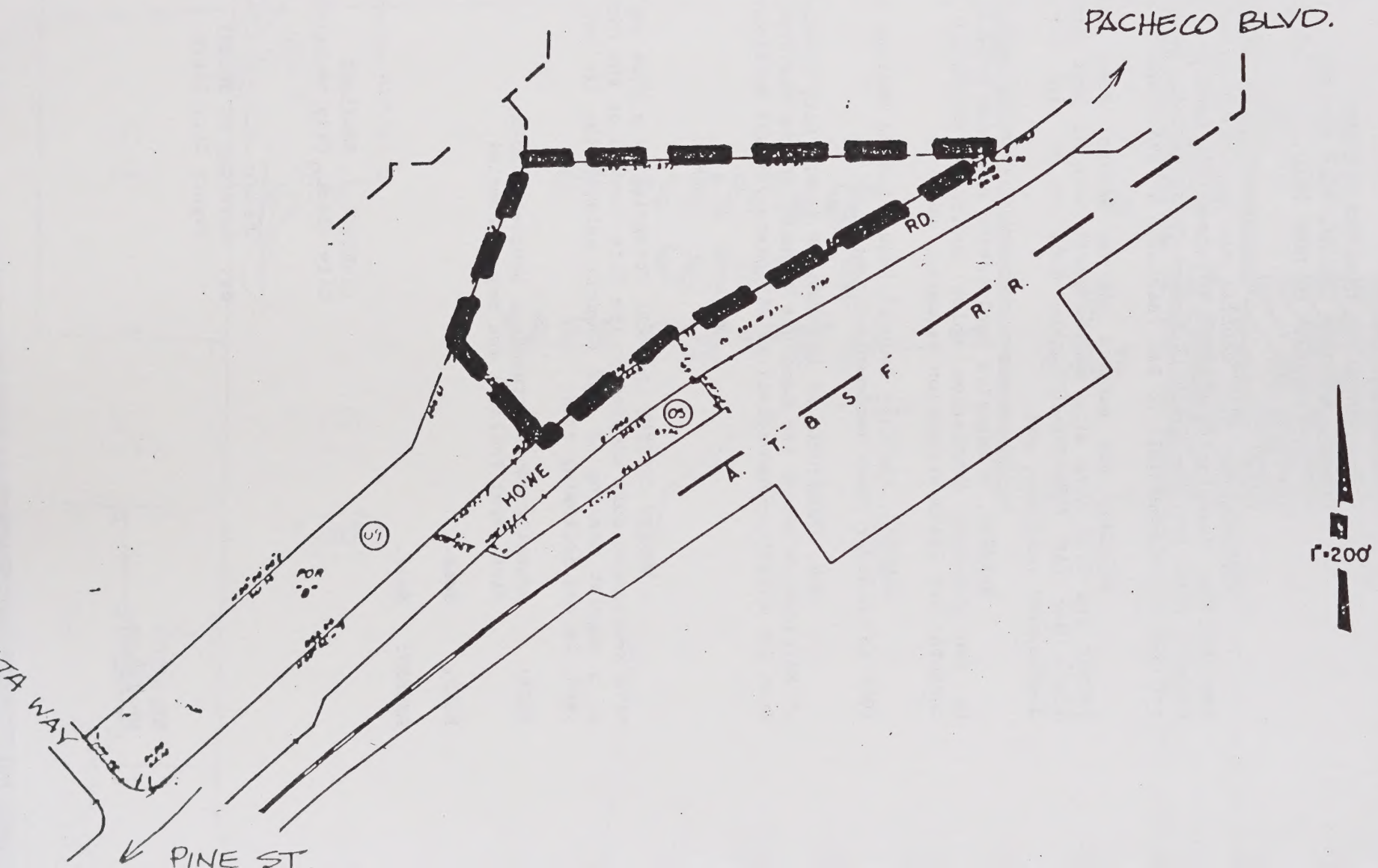

By: PATRICIA G. BECKEY
Deputy City Clerk

EXHIBIT "A" for RES. # 182-84; and
for Ord. # 1030 C.S.



RESOLUTION NO.56-85

AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR THE
DAVID R. CARNEY COMPANY
PROPERTY ON MORELLO AVENUE AND MAYWOOD LANE

(Amended to
19-25)

WHEREAS, the City Council has received a recommendation from the Martinez Planning Commission to amend the Land Use Element of the General Plan for the David R. Carney Company property from Residential, 0-6 units per gross acre to Residential, 19-~~25~~₂₅ units per gross acre; and

WHEREAS, the purpose of the General Plan Amendment is to permit the 4.98 acre site on the northeasterly corner of Morello Avenue and Maywood Lane (A.P. 161-120-018, 011 and 005) to be used for residential purposes; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates potential environmental concerns and lists mitigation measures; and

WHEREAS, the City Council held a public hearing on April 17, 1985 to consider these recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez to amend the Land Use Element of the Martinez General Plan from Residential, 0-6 units per gross acre to Residential, 19-~~25~~₂₅ units per gross acre.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 17th day of April, 1985, by the following vote:

AYES: Councilmembers Hernandez and Pollacek and Vice Mayor Langley.

NOES: None.

ABSENT: Councilmember Radke and Mayor Menesini.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

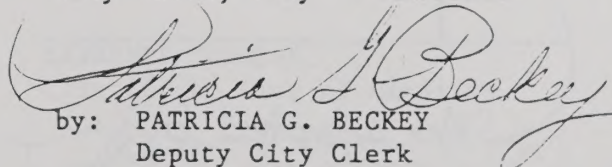
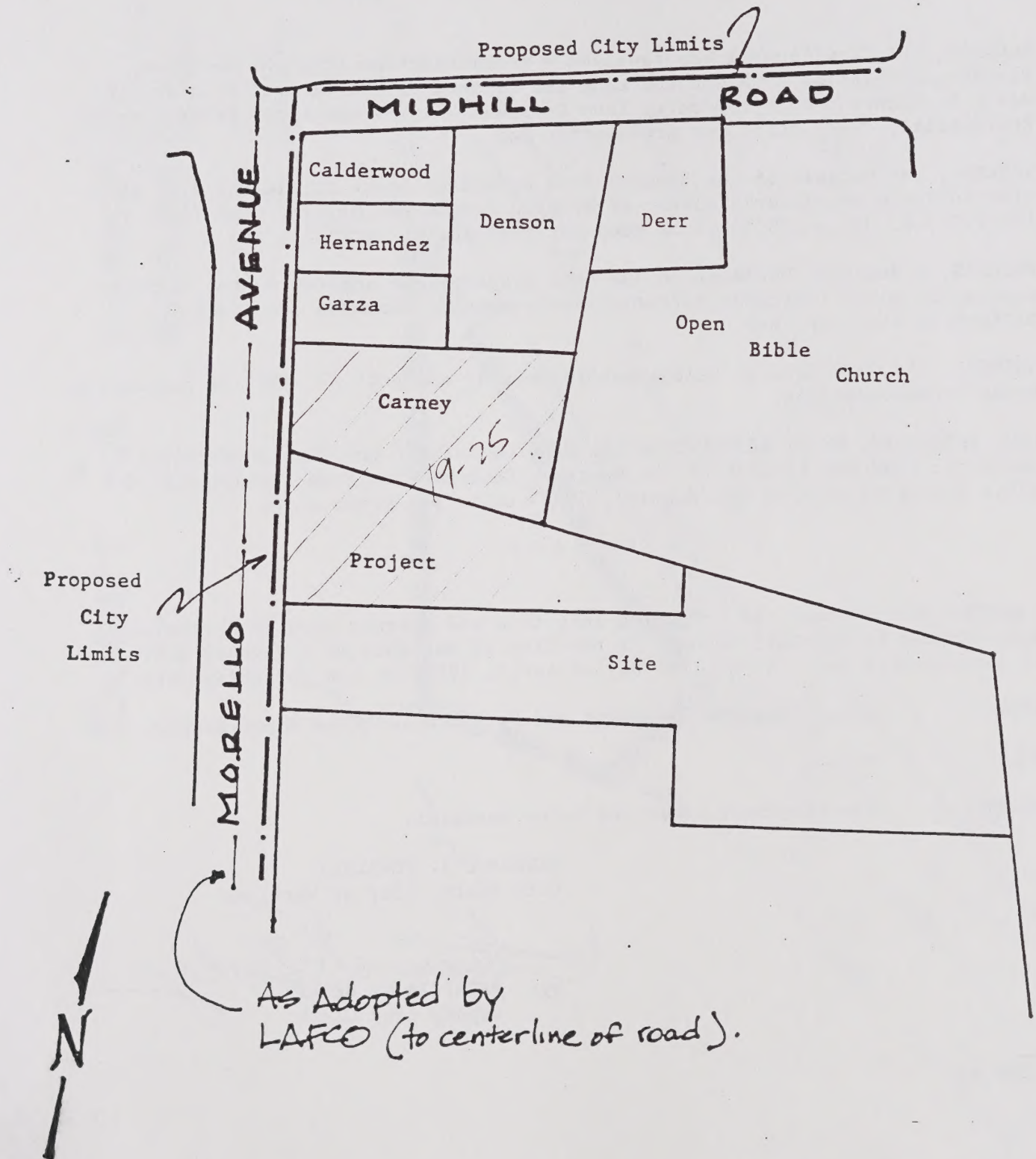

by: PATRICIA G. BECKEY
Deputy City Clerk

EXHIBIT C

CARNEY ANNEXATION



RESOLUTION NO. 82-85

RESOLUTION TO AMEND THE MARTINEZ GENERAL PLAN
WITH RESPECT TO VARIOUS PROPERTIES AND DEVELOPMENT ACTIVITY
WITHIN THE JOHN MUIR PARKWAY SPECIFIC PLANNING AREA

WHEREAS, the Martinez City Council has received a recommendation from the Martinez Planning Commission to amend the Martinez General Plan as provided for in the proposed John Muir Parkway Specific Plan Update dated May 17, 1985, incorporating certain other amendments as considered by the Planning Commission on June 11, 1985; and

WHEREAS, the purpose of this General Plan Amendment is to accommodate a series of Land Use Element changes as requested by property owners and the Planning Commission, and to amend the Circulation Element as recommended by the Planning Commission, and also to establish a detailed Infrastructure Planning Document; and

WHEREAS, a Negative Declaration has been prepared and adopted by the Planning Commission which indicates that the proposed Amendments would not have a significant adverse effect on the environment; and

WHEREAS, the City Council has held a Public Hearing on June 19, 1985 to consider the recommendations of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL that the General Plan be amended as provided for in the "John Muir Parkway Specific Area Plan Update" * dated June 19, 1985.

- - - -

I HEREBY CERTIFY the foregoing is a true and correct copy of a resolution duly adopted by the City Council at a regular meeting of said City Council held on June 19, 1985, by the following vote:

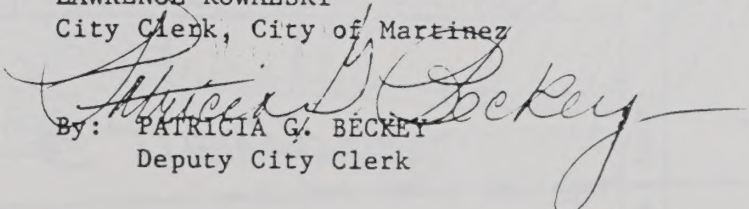
Ayes: Councilmembers Pollacek, Radke, Vice-Mayor Langley, Mayor Menesini

Noes: None

Absent: Councilmember Hernandez

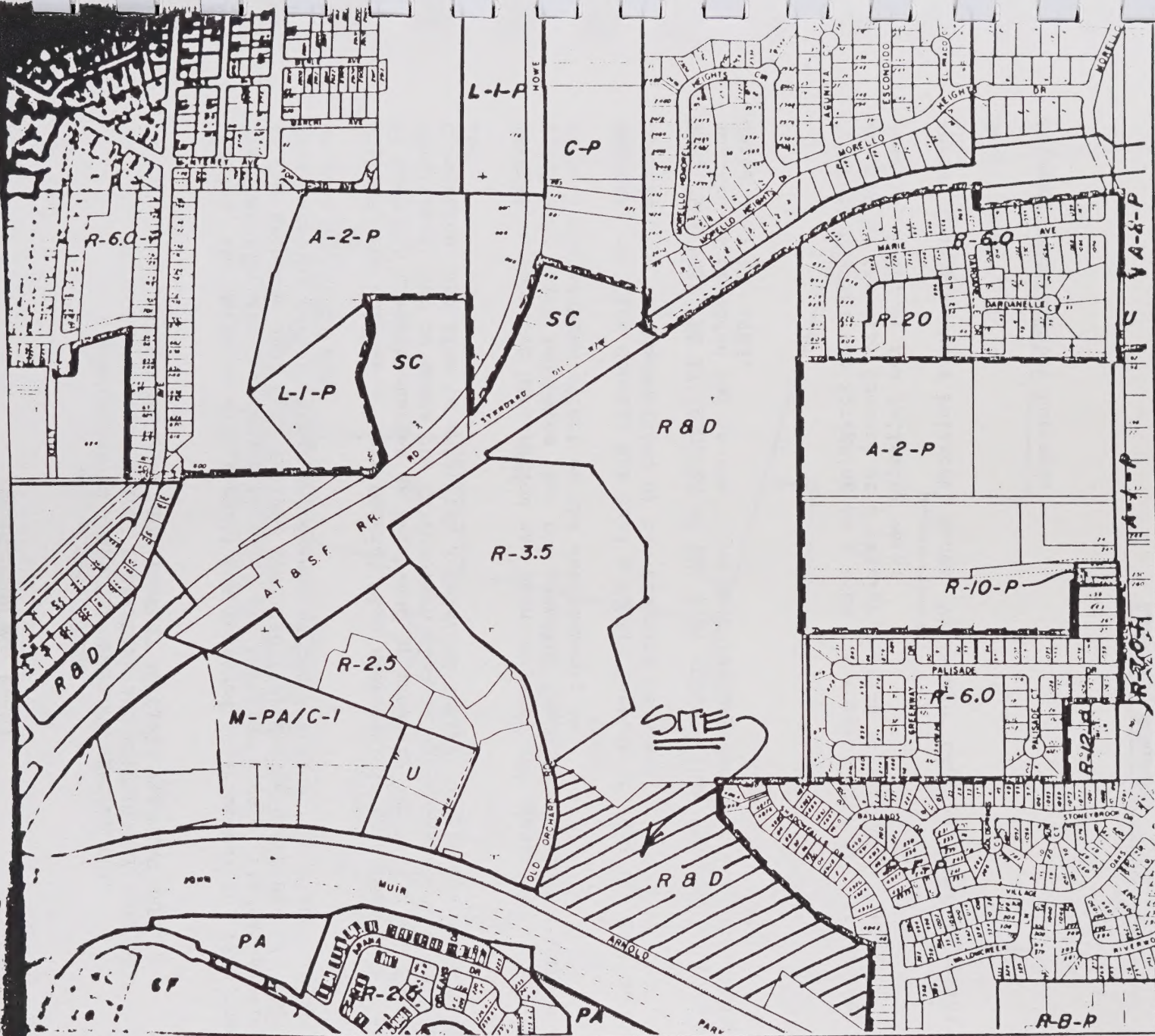
LAWRENCE KOWALSKI

City Clerk, City of Martinez

By: 
Deputy City Clerk

217.74

*Full text on file at City Clerk's office



ATTACHMENT 3

EXISTING ZONING

PARADISE (PARTWAY PLAN)



AMENDING THE LAND USE ELEMENT
OF THE MARTINEZ GENERAL PLAN FOR
PIERRE NEBOUT (ROYAL MOTEL) PROPERTY
EAST OF 3999 ALHAMBRA AVENUE AND A PORTION OF
THE HIDDEN LAKES OPEN SPACE EAST OF MORELLO AVENUE

WHEREAS, the Martinez Planning Commission has recommended that the City Council amend the Land Use Element of the General Plan for the Pierre Nebout property from Multi-Family Residential to Commercial (see Exhibit A); and,

WHEREAS, the Planning Commission has recommended that the Council amend the Land Use Element of the Hidden Lakes Specific Area Plan for a portion of the Hidden Lakes Open Space from Open Space to Park (see attached Exhibit B); and,

WHEREAS, the City Council adopts the Negative Declarations as recommended by the Planning Commission; and,

WHEREAS, the City Council held a public hearing on November 13, 1985, to consider the Commission recommendations;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the Land Use Element of the Martinez General Plan is amended from Multi-Family Residential to Commercial for a portion of the Nebout property as shown on Exhibit "A", and that the Land Use Element of the Hidden Lakes Specific Area Plan is amended from Open Space to Park for a portion of the Hidden Lakes Open Space as shown on Exhibit "B".

BE IT FURTHER RESOLVED that this Resolution shall take effect on the effective date of Ordinances No. 1048 and No. 1049 which rezone said properties consistent with the General Plan amendments herein.

* * * * *

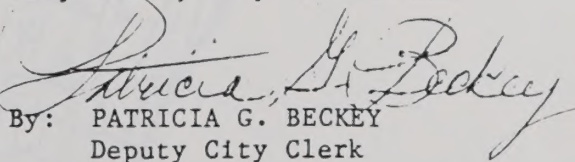
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 13th day of November, 1985, by the following vote:

AYES: Councilmembers Hernandez, Pollacek, Radke, Vice Mayor
Langley and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez


By: PATRICIA G. BECKEY
Deputy City Clerk



COUNTY
HOUSING
AUTHORITY

MONICITO
SCHOOL
GF

GF
JOHN MUIR
SCHOOL

RF

R-6.0

R-2.5

R-1.5

NC

R-4.0

PA

OS

NC

NC

R-1

G.P.A./Z.C.
for Royal Motel

*** Area proposed
for amendment

U.S.
POST
OFFICE

JOHN MUIR
HOME

JOHN MUIR
HISTORICAL
NAT. MON.

GF

AT & SE
RR

RR

RR-20

RR-40

R-40

EXHIBIT A

ROYAL MOTEL GPA

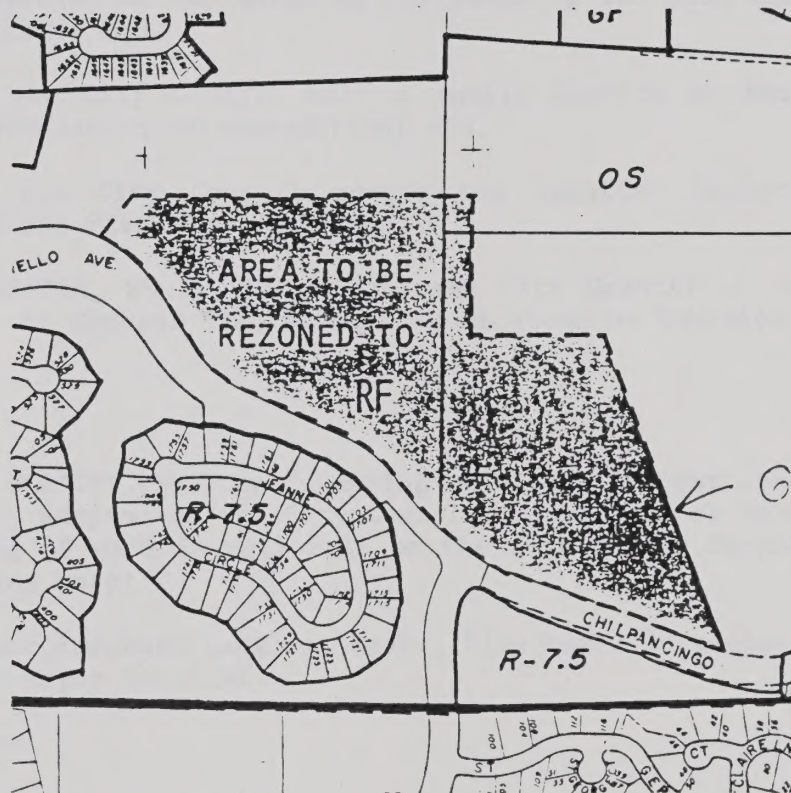


EXHIBIT A - HIDDEN LAKES REZONING

RESOLUTION NO. 211-85 *

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN
BY REVISING THE RESIDENTIAL DENSITY RANGES AND
LAND USE DESIGNATIONS OF THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

WHEREAS, the Planning Commission has held hearings on and recommended approval of the attached revisions to the John Muir Parkway Specific Area Plan; and,

WHEREAS, the City Council held a public hearing on December 11, 1985, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declarations as recommended by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended as shown on Exhibits A, B, and C attached.

* * *

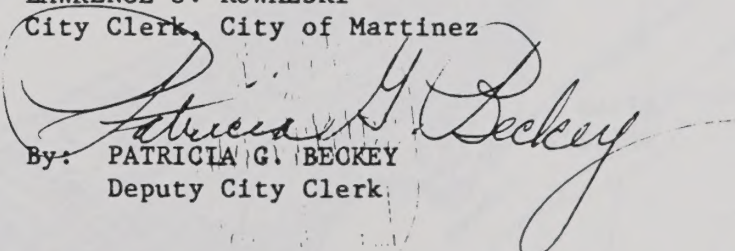
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 11th day of December, 1985, by the following vote:

AYES: Councilmembers Langley, Radke, Vice Mayor Hernandez
and Mayor Menesini.

NOES: None.

ABSENT: Councilmember Pollacek.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez

By:  PATRICIA G. BECKEY
Deputy City Clerk

* See John Muir Parkway Specific Area Plan

Policy Changes - John Muir Parkway Specific Area Plan

1. The attached Design Review Guidelines* shall be incorporated as part of the Plan and shall be applied to all future development in the planning area.
2. The residential density range of 19-35 units per acre shall be amended to 19-25 units per acre.
3. Residential zoning shall be adopted in conformance with the following:

<u>Density Range</u>	<u>Zoning</u>
19-25 units per acre	R-2.0.* Up to R-1.5 zoning (maximum of 25 units per acre) shall be considered on a P.U.D. use permit basis for sites on major roads with close freeway access, minimal impacts on adjoining areas, superior design, etc.
13-18 units per acre	R-3.0.* Up to R-2.5 density shall be considered on a P.U.D. use permit basis for sites on major roads, with minimal impacts on adjoining areas, superior design, etc.
7-12 units per acre	R-4.5.* Up to R-3.5 density shall be considered a P.U.D. use permit basis for sites with minimal impacts on adjoining areas, etc.

NOTE: The above densities and zonings are for level sites. Sites with slopes shall be reduced in density under the slope-density provisions of the Zoning Ordinance.

4. Slope density zoning regulations shall be amended to reduce the base zoning, rather than have set densities for higher slopes.

RP:nb
251.222

* Full text on file at the City Clerk's Office.

EXHIBIT A

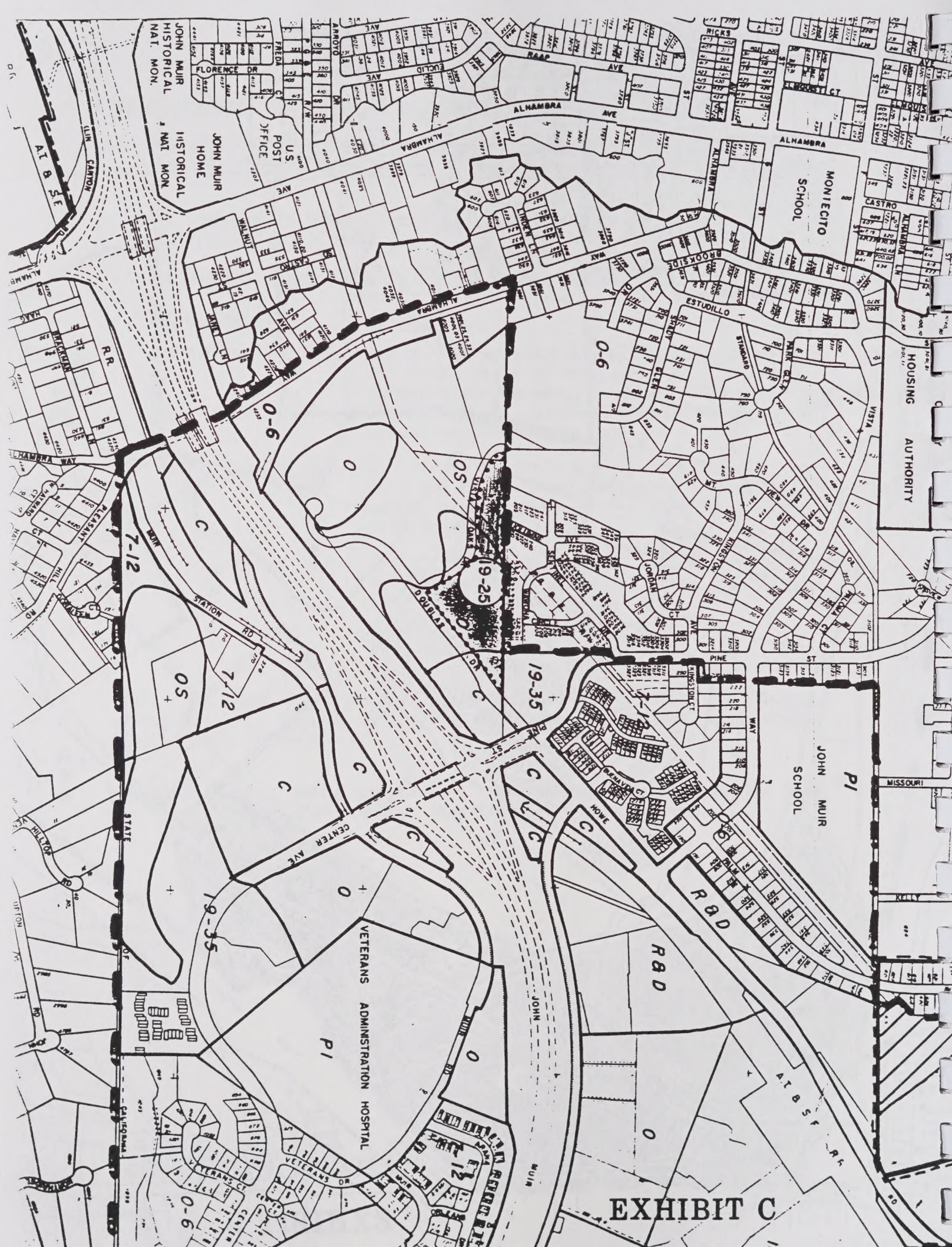


EXHIBIT C

RESOLUTION NO. 42-86

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN BY REVISING THE CENTRAL MARTINEZ AREA SPECIFIC PLAN, ALLOWING CONSIDERATION THROUGH A P.U.D. PROCESS UP TO 40 UNITS PER ACRE FOR LOW/MODERATE INCOME SENIOR HOUSING IN LOCATIONS WHERE IT CAN BE ACCOMMODATED WITHOUT IMPOSING ADVERSE IMPACTS TO THE EXISTING AREA

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the revision (shown below) to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on March 5, 1986, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission; and,

WHEREAS, State law requires density bonus for low/moderate income housing and Senior housing;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended to add Section 30.5335 as follows:

"The City may consider through a Planned Unit Development (P.U.D.) process up to 40 units per acre for low/moderate income Senior housing in locations where it can be accommodated without imposing adverse impacts to the existing area."

* * * * *

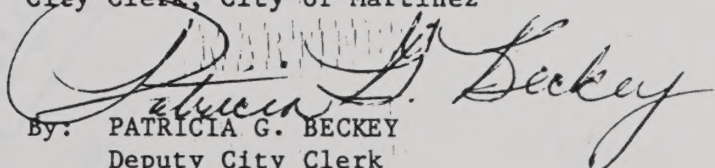
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 5th day of March, 1986, by the following vote:

AYES: Councilmembers Langley, Pollacek, Radke, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez


By: PATRICIA G. BECKEY
Deputy City Clerk

RESOLUTION NO. 82-86A

AMENDING THE MARTINEZ GENERAL PLAN
BY REVISING THE AREA LOCATED ON
THE EASTERLY 150 + FEET FROM ALHAMBRA AVENUE
BETWEEN F AND G STREETS

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the attached revision to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on March 19, 1986, on the Commission recommendation; and,

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended for the area shown on the attached Exhibit A from Community Facility (School and Playground) to Commercial.

* * * * *

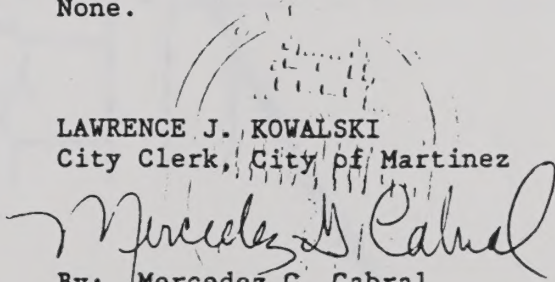
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 16th day of April, 1986 by the following vote:

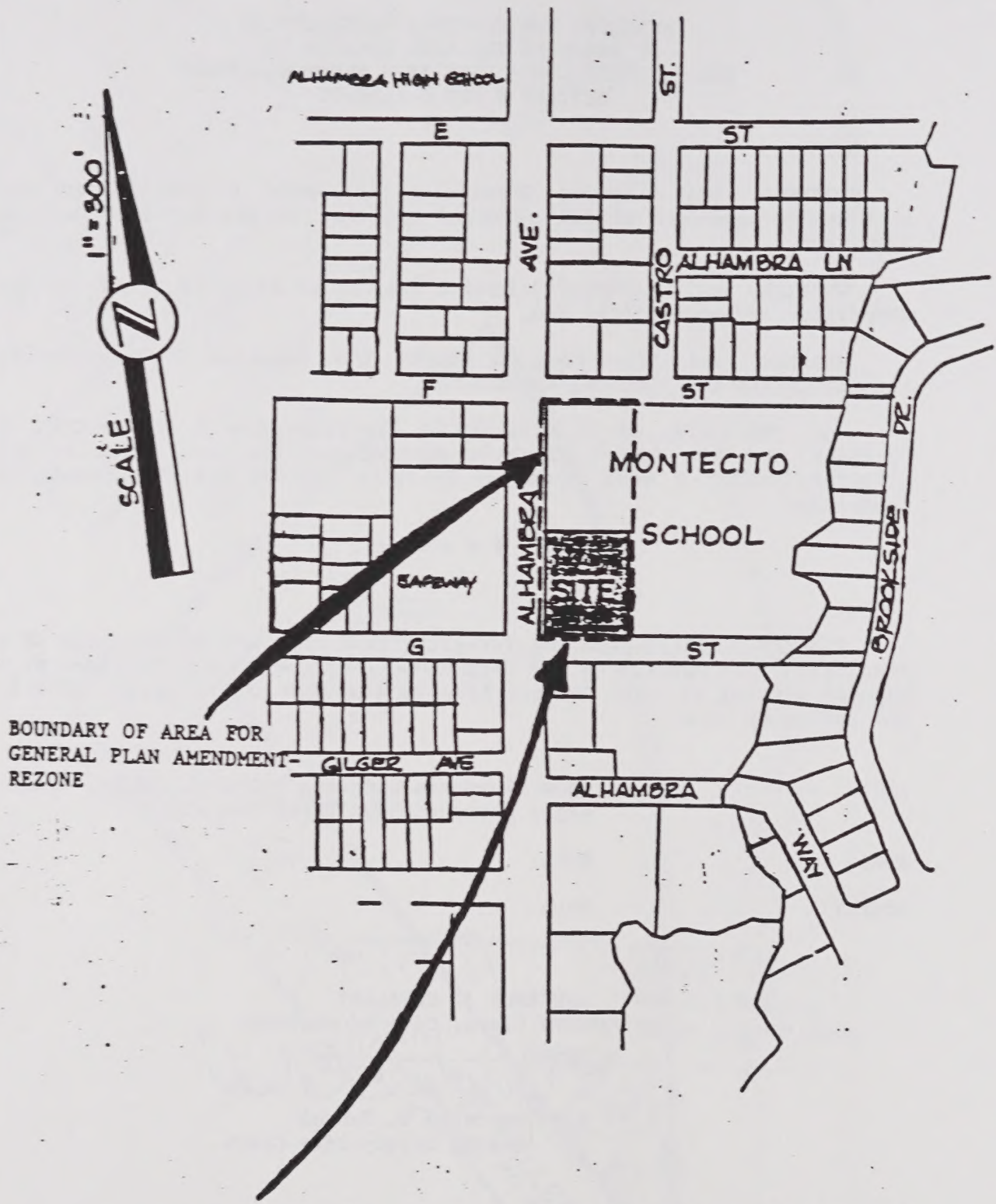
AYES: Councilmembers Langley, Pollacek, Radke, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

LAWRENCE J. KOWALSKI
City Clerk, City of Martinez


By: Mercedes G. Cabral
Acting Deputy City Clerk



WENDY'S INTERNATIONAL SITE

RESOLUTION NO. 186-86

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARTINEZ
DESIGNATING A 3.36+ ACRE SITE NORTH OF THE ALHAMBRA AVENUE/PASO NOGAL
INTERSECTION AS SHOWN IN FIGURE F 21.1 LAND USE POLICY
OF THE CITY OF MARTINEZ GENERAL PLAN TO COMMERCIAL

WHEREAS, the Planning Commission has held a hearing on and recommended approval of the attached designation to the Martinez General Plan; and,

WHEREAS, the City Council held a hearing on September 17, 1986, on the Commission recommendation; and,

WHEREAS, it has been determined that the City's 1973 Land Use Element of the General Plan had omitted a Land Use Designation for certain property known by Assessor's Parcel Numbers 152-022-004, -006, and -007; and,

WHEREAS, State law requires consistency between a zoning designation and the General Plan;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the General Plan be amended to include a designation for the area shown at the south end of the City, east of Alhambra Avenue, as follows: Figure F 21.1 - Land Use Policy, shall show "Commercial - Retail and Services."

* * * * *

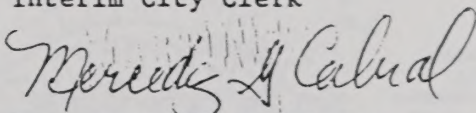
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 17th day of September, 1986, by the following vote:

AYES: Councilmembers Langley, Pollacek, Vice Mayor Hernandez and Mayor Menesini.

NOES: Councilmember Radke.

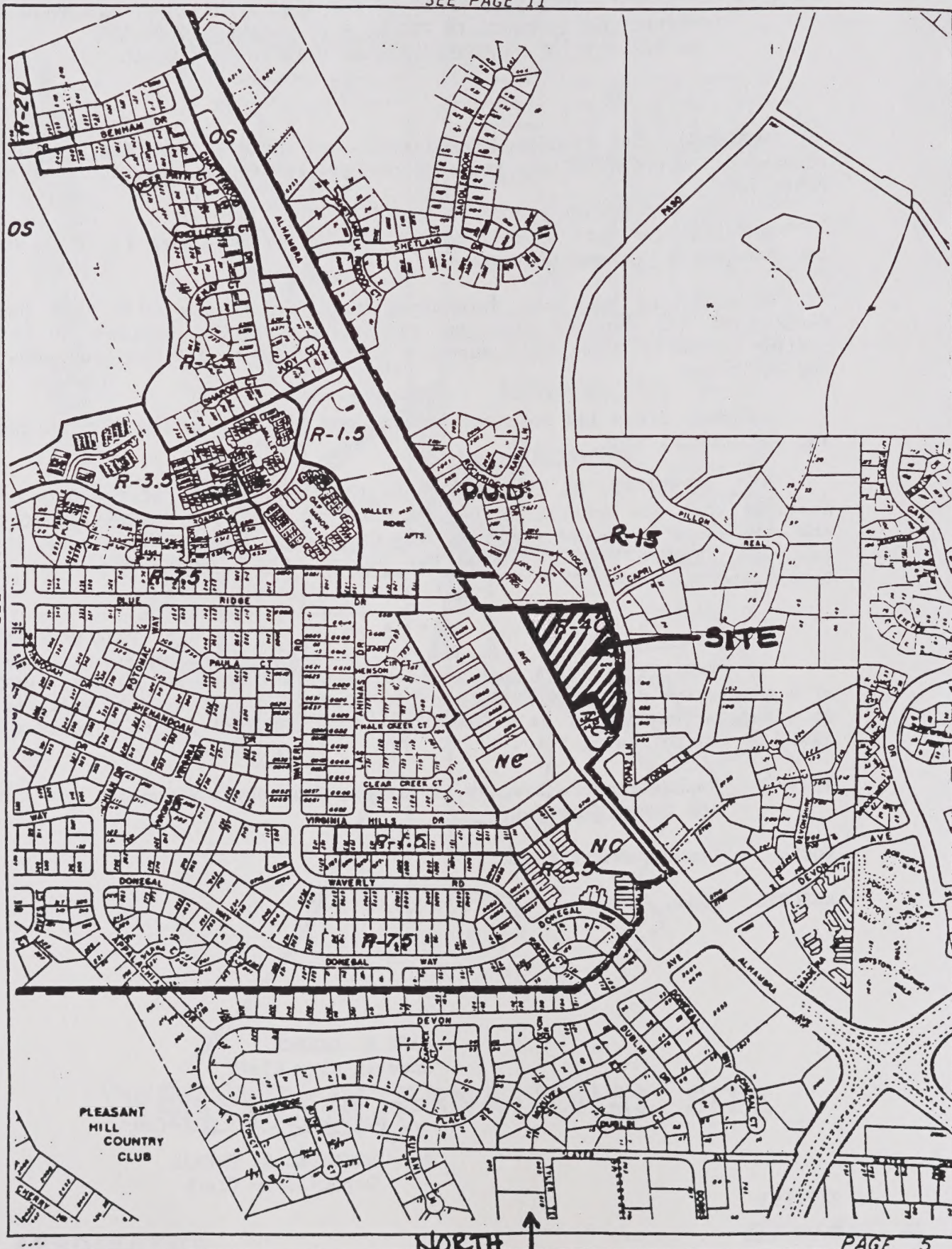
ABSENT: None.

JACK E. GARNER
Interim City Clerk


By: MERCEDEZ G. CABRAL
Deputy City Clerk

SEE PAGE 11

SEE PAGE 4



NORTH
Scale: 1"=600'

FIGURE F 21.1

LAND USE POLICY



RESIDENTIAL

- ||||| 0-6 UNITS/GROSS ACRE
- ////// SLOPE DENSITY ORDINANCE
- ||||| 6-12 UNITS/GROSS ACRE
- ||||| 12 AND OVER UNITS/GROSS ACRE

COMMERCIAL

- RETAIL AND SERVICES
- ||||| PROFESSIONAL AND ADMINISTRATIVE

INDUSTRIAL

- COMMUNITY FACILITIES
- E, JH, HS SCHOOLS
- G, H, PUBLIC INSTITUTIONS
- ||||| PARKS AND RECREATION

OPEN SPACE

- PUBLIC PERMANENT OPEN SPACE
- OPEN SPACE/CONSERVATION USE LAND
- SPECIAL STUDY AREA
- ||||| PARKWAY HOLDING ZONE

AREA PROPOSED TO BE DESIGNATED
COMMERCIAL - RETAIL AND SERVICES

THE CITY OF
MARTINEZ
CALIFORNIA

scale (1000 feet)
0 2 4



RESOLUTION NO. 56-87

ADOPTING THE ALHAMBRA HILLS SPECIFIC PLAN

WHEREAS, the Final EIR for the proposed Alhambra Hills Specific Plan was certified as adequate by the Planning Commission of the City of Martinez on April 29, 1986 and the certification of the EIR was upheld on appeal by the City Council of the City of Martinez on June 4, 1986; and

WHEREAS, the Planning Commission of the City of Martinez held public hearings on the Draft Alhambra Hills Specific Plan; and

WHEREAS, the Planning Commission recommended Council approval of the Plan on February 10, 1987; and

WHEREAS, the City Council held a public hearing on March 18, 1987; and

WHEREAS, the City Council reviewed and considered the Final EIR and addenda in adopting the Specific Plan; and

WHEREAS, the City Council finds that the Final EIR and addenda together are adequate and in compliance with CEQA; and

WHEREAS, the current Alhambra Hills Specific Area Plan includes a larger area than the new Alhambra Hills Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

- A. The Alhambra Hills Specific Plan as shown on Exhibit A is adopted; and
- B. The written findings (recommended by the Planning Commission Exhibit B) required by CEQA to approve a project are adopted.
- C. Properties within the 1973 Alhambra Hills Specific Plan Area and not within the new Specific Plan Area shall remain within the jurisdiction of the 1973 Alhambra Hills Plan.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 6th day of May, 1987, by the following vote:

AYES: Councilmembers Hernandez, Langley, Pollacek, Vice Mayor Radke and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:57

EXHIBIT A

ALHAMBRA HILLS SPECIFIC PLAN
(Planning Commission Recommendation - Revised per Council 4/8/87)

PLAN AREA

The Specific Plan Area is shown in Fig. 31.30.

31.3 POLICIES

31.31 LAND USE

F 31.31 Development Areas, remote homesites and land use designations are shown on Fig. 31.30. The Development Area shall consist of all Plan areas under 30% slope which shall be considered developable unless site constraints prevent development of that particular area (see Policies 31.321 and 31.322).

31.311 Development in the Plan Area shall be limited to single family residential use, except that professional offices may be allowed by Use Permit in the Development Areas adjoining the west side of Alhambra Avenue if the parcels meet the following criteria:

- A. Site depth is inadequate to buffer residential development from Alhambra Avenue noise.
- B. Office traffic would not significantly affect nearby existing uses or traffic on Alhambra Avenue.
- C. Office use of the site would be compatible with adjoining uses.

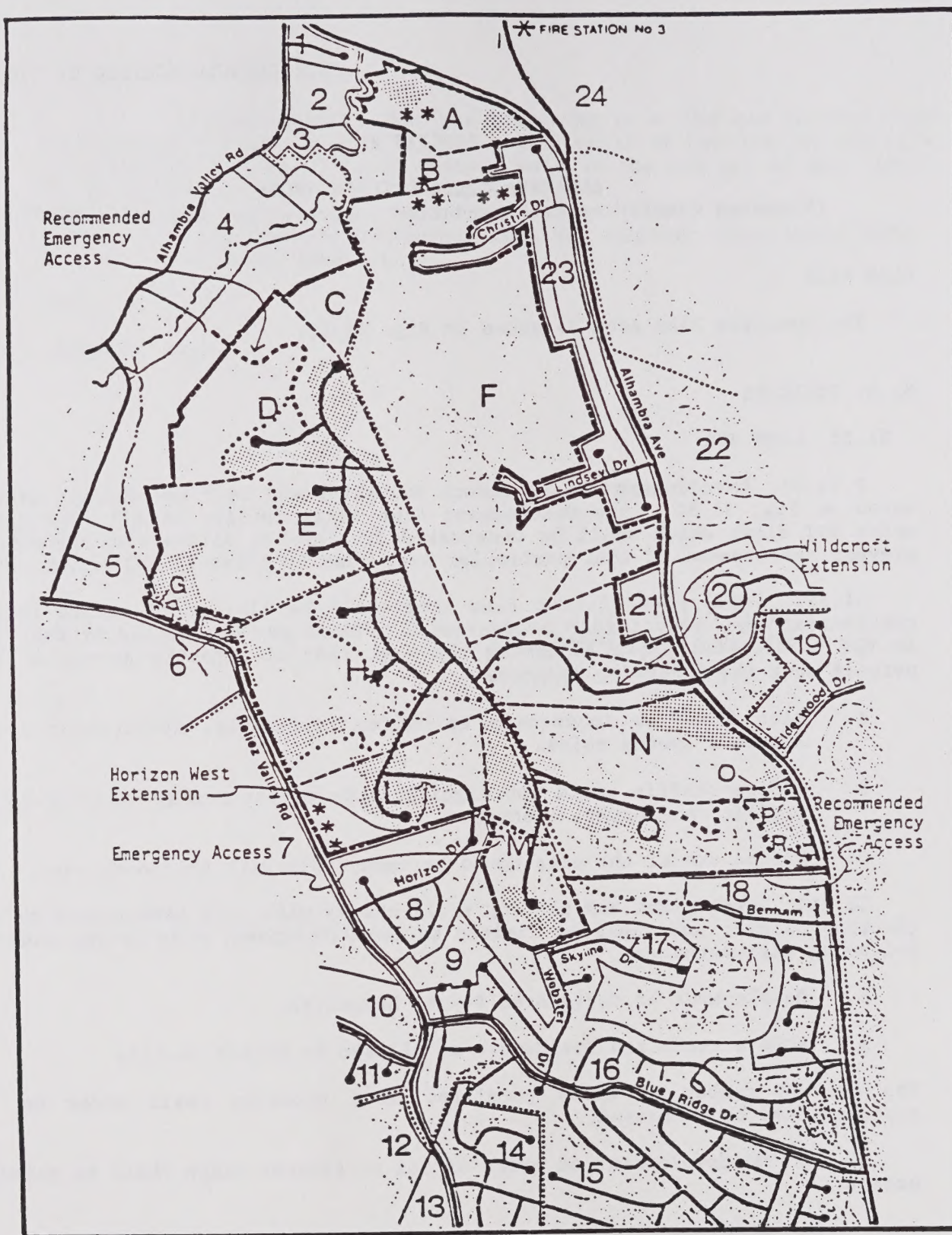
31.312 Development and grading shall comply with Site Development criteria (Section 31.34), and shall be limited to the Development Area except under the following circumstances:

- A. Development of designated Remote Homesites;
- B. Access roads and residences as allowed by Policy 31.314;

The overall number of units permitted on a property shall under no circumstances be increased.

31.313 No development on areas of 30% or greater slope shall be permitted except:

- A. Where no alternative exists, roads connecting Development Areas may pass over areas of 30% slope, subject to approval by the Planning Commission. Grading shall be limited to that necessary for the



LEGEND

- Planning Area Boundary
- Martinez City Limits
- Primary Access Roads

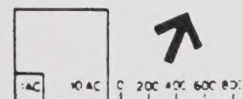
- Emergency Egress
- Conceptual Nature Trail

- Development Area
- * Remote Homesites

Land Use and Circulation

Figure 31.30

ALHAMBRA HILLS SPECIFIC PLAN



road or to the minimum amount which will create the most natural appearing contours. If such grading creates buildable areas (under 30% slope) residential development fronting the road may be permitted subject to approval by the Planning Commission.

- B. Small areas (10,000 sq. ft. or less) of 30% and over slope entirely surrounded by areas under 30% slope may be developed. Small infringements on areas of 30% slope may be permitted where the existing topography of the majority of the building area and area to be graded are under 30% slope.

31.314 Development outside of the Development Areas (homesites and access roads) shall comply with the following criteria:

- A. Soils stability shall be demonstrated prior to development approvals;
- B. Minimal visual impact shall result from development;
- C. Minimal grading or vegetation removal shall be required;
- D. Compliance with Site Development Policies (Section 31.34).

31.32 DEVELOPMENT DENSITY

31.321 The Alhambra Hills plateau including the Habitat property shall be rezoned R-10. Slope Density shall be applied to each parcel to determine the maximum number of units permitted on the site. In no case shall the number of units permitted exceed the maximum unit counts established below. The range listed below is the number of units which may be approved for proposals in minimal conformance with Specific Plan criteria up to the maximum permitted for exceptional projects. These numbers are based on slope density calculations performed on the upper portions of the sites and do not include possible development on the lower fringe of the hills, except for the Habitat unit count which is based on a slope density calculation for the entire site.

L & M - Habitat (parcels 164-150-021, 022) *	76-90 units
H, J & K - Waters Inc. (parcels 164-150-016, 164-010-002 and 019)	77-84 units
D & E - Trebino (parcels 366-010-006 and 366-060-001)	94-99 units
N - Kinney (parcel 164-010-007)	12-14 units
Q - Monteros (parcel 164-010-017)	22-26 units
C - Lawrence (parcel 366-102-020)	3-4 <u>units</u>
TOTAL	284-315 units

* See map for property locations.

These unit counts are the maximums permitted for each property. If it is determined that a Development Area is actually larger than shown on the Land Use Map (Fig. 31.30) no additional units shall be added to the maximums listed above. It is not guaranteed that either the high or the low unit counts will be approved for any particular site. Each development proposal will be judged on its merits and must demonstrate that the requested proposal and number of units are in compliance with all Specific Plan policies. Geotechnical, access, grading and visual constraints (among other criteria listed in this Specific Plan), and final Slope Density calculations for the site may reduce the number of units approved for any particular site from the range listed above and may limit the portion of the site that may be developed. Approval of the maximum permitted number of units on a site will require an exceptional project exceeding the development and design criteria of this plan. The following criteria shall be used to determine the appropriate density for individual development proposals.

- A. Soil Stability/Grading - Development density shall be limited to the lower portion of the density range on sites requiring major geologic reconstruction work or requiring major grading to insure safe development.
- B. Visual Impacts - Density shall be limited to the lower portion of the density range on sites where significant visual impacts will result or where extensive grading would be required to mitigate visual impacts.
- C. Tree Preservation/Landscaping - Proposals which preserve significant numbers of existing trees within the developed area shall qualify for higher density. Extensive planting of mature, native landscaping may to a limited degree compensate for removal of existing vegetation.
- D. Residential Design and Materials - site plans designed to fit the topography and well designed structures with higher quality materials may allow higher density.

31.322 A preliminary soils report on each parcel shall be prepared and reviewed by the City's geotechnical consultant as part of each application for project approval by the Planning Commission. Soils report findings may affect project layout, density and total unit count.

31.323 Project densities shall not exceed, and housing type shall be compatible with, nearby existing development.

31.324 Compliance with Site Development and Building Design policies shall be considered in determining final project densities (see Sections 31.34 and 31.35 for policies).

31.325 Reliez Valley Road densities shall vary from .5 to 1.5 units per Developable Area acre and shall not exceed the density of nearby existing development.

31.326 Densities along Alhambra Avenue shall vary from 3 to 5 units/per Developable Area acre and shall not exceed the density of existing development.

31.327 Remote homesites shall have a minimum 1 Ac lot size, with the building area consisting of existing topography of at least 10,000 sq. ft. under 30% slope.

31.33 CIRCULATION

The Circulation Plan for the Alhambra Hills is shown in Figure 31.30.

31.331 Access to the plateau shall be provided by public streets dedicated to the City connecting Wildcroft Drive and Horizon Drive (from its current terminus at A.P.164-150-029). The connection shall be made near the midpoint of the plateau as shown in Figure 31.30. Emergency access roads shall be provided ~~[prior to]~~ with development of properties farther than 600 ft. or 16 lots from the Wildcroft/Horizon connection. ~~[These shall be located]~~ Recommended locations are at the north end of the plateau, at the east end of the Monteros development, and at the southeastern section of the Habitat development; see Figure 31.30.

31.332 Innovative grading techniques as discussed in the EIR Road Alignment Geotechnical Addendum (pgs. 4, 5, 8) shall be required for the construction of Wildcroft Drive and, if required by the Planning Commission, for other access and plateau roads. Mitigation measures required by the EIR on pages E-52, 53 and J-13, 14 shall also be required for all road construction.

31.333 Site planning of projects shall allow through access to other parcels as required.

31.334 Private roads for up to five residences shall be permitted for remote homesites and for parcels within the Development Areas where significant grading reductions result.

31.335 Direct access to Alhambra Avenue and Reliez Valley Road shall be minimized. Where possible, streets or driveways shall be shared by adjoining development.

31.336 Off-site street and intersection improvements listed as mitigation measures on pages E-50 - 52 of the EIR, and on pages 24 - 25 of the Traffic study prepared by the Goodrich Group, shall be required with timing of installation to be determined by the City Engineer, except for off-site cumulative impact mitigation measures, which shall be funded by mitigation fees. On-site streets shall be constructed to standards listed in the EIR on pages E - 52, 53.

31.337 Costs for improvements ~~[(both)]~~ within the Alhambra Hills ~~[and outside] the Study Area~~ which benefit more than one property in the Plan Area shall be distributed among the benefited parties within the Plan Area. Costs for improvements outside the Plan Area shall be covered by mitigation fees. The method of calculating and distributing costs shall be approved by City staff prior to issuance of any building or grading permits or approval of any subdivision Final Map. The City staff decision may be appealed to the Planning Commission by any property owner subject to cost allocation under this section. A fee-benefit area may be established by the City Council to implement this section.

31.338 ~~[Development of the Habitat parcel on Horizon Drive west may be permitted prior to completion of Wildcroft Drive to the plateau. No other plateau development (including the eastern portion of the Habitat parcels) shall be permitted prior to completion of Wildcroft Drive and connecting street(s) to Horizon west. A non access strip at the northern end of Horizon west shall be dedicated to the City to ensure compliance with this policy.]~~ No development shall be permitted on the plateau or the Habitat site (excepting Reliez Valley Road remote site prior to completion of Wildcroft Drive to the development site. No construction equipment shall be allowed to use Horizon Drive.

31.34 SITE DEVELOPMENT

31.341 Planned Unit Developments which implement the design review criteria shall be required for all plateau sites and other sites averaging over 10% slope.

31.342 Site plans shall minimize the visual impacts of development where possible ~~[without destroying]~~ while maintaining the natural topography. Repair of slides, and other soil stability hazards shall be required for the protection of public safety and shall be reconstructed with ~~[the existing]~~ a natural appearance.

31.343 Grading for the sole purpose of creating Development Area or buildable lots shall not be permitted (e.g. substantial cutting or filling of slopes over 30% to create lots shall not be permitted).

31.344 Grading shall comply with the following policies except as provided in Section 31.345 below.

- A. Street Grading - Sites shall be planned to preserve the natural topography. Street grading shall be limited to that amount necessary for safety and to achieve natural appearing finished contours.
- B. Lot Grading - Grading of individual lots with existing slope over 20% shall be limited to driveways and within the house foundation. Grading of lots under 20% slope shall resemble natural contours.
- C. If corrective grading outside these limits is necessary for geotechnical safety reasons, the finished grading shall closely resemble the pre-existing natural appearance of the topography.

All mitigation measures for grading alternative 1b (pages 3 - 8) in the Rogers/Pacific Grading Concepts Addendum shall be required for grading under this policy.

31.345 First priority shall be given to siting streets, residences and public facilities to avoid geologic hazards and instabilities, ~~[and to]~~ prevent the creation of drainage hazards which would threaten slope stability and to minimize visual impacts of plateau development. Where serious geologic or drainage conditions which threaten public safety, or where significant visual impacts which would result from development cannot be mitigated by locating development away from the hazards or by grading in compliance with Policies 31.342 and 31.343, additional grading may be permitted subject to approval by

the Planning Commission [~~making the following findings~~] after evaluating the proposed grading for compliance with the following requirements:

- A. The safety hazards or visual impacts cannot be mitigated by relocating development or by grading in compliance with Policies 31.342 and 31.343; and
- B. [Development of the site will be infeasible at the density permitted by policy 31.345;] More extensive grading is required because of geotechnical constraints. Such constraints shall be defined as known unstable soils (Martinez formation) or areas of proven geologic failure (as shown by a soils report); and
- C. More extensive grading is required to mitigate significant visual impacts of residences around the periphery of the plateau. Areas of significant visual impacts shall be determined by review of Scenic Roads and Residential Neighborhoods Visual Sensitivity Maps and the Vegetation Map (maps prepared by Goodhue, Haisley and Barker, September 20, 1982). More extensive grading shall be permitted in those areas shown as: 1) Visually Sensitive, and 2) shown as not being screened from view by existing vegetation; i.e. if a Visually Sensitive Area is screened from view by existing vegetation more extensive grading in order to screen the view of residences shall not be permitted.
- D. More extensive grading of the site to eliminate safety hazards or to eliminate visual impacts will not create other unmitigable impacts. In other words, finished grading must have a natural appearance; "table topping" or "stair stepping" hillsides must be minimized.

In all cases it shall be the responsibility of the applicant to provide factual evidence supporting these findings. "Public safety" shall include private homes and roads, as well as all public facilities (streets, trails, utilities, etc.). The level of grading approved for each portion of a site or development area shall be consistent with the specific geotechnical conditions and visual impact constraints in that portion of the site.

31.346 In those instances where additional grading is approved for geotechnical reasons [~~by the Planning Commission~~], site grading shall comply with the following policies:

- A. Street Grading - Street grading shall be limited to that amount necessary for roads and to achieve front yard areas and driveways which drain toward the street.
- B. Lot Grading - All lot grading shall be limited to achieving front yard areas and driveways which drain toward the street. The remainder of the lot shall have natural appearing contours.

All mitigation measures for grading Alternative 2 (pages 3 - 8) in the Rogers/Pacific Grading Concepts Addendum shall be required for grading under this policy.

In situations of serious geologic hazard and in limited areas where significant visual impacts would result without more extensive grading, grading in compliance with the following policies may be permitted.

C. Street Grading - Expanded street grading shall be allowed to recontour slopes and create large flat pad lots.

D - Lot Grading - Grading of individual lots shall be allowed to create large flat pad lots draining toward the street. The periphery of the developed area shall be tapered and rounded into the existing contours.

Mitigation measures for Rogers/Pacific Alternative 3 (pages 3 - 8) shall be required for grading under this policy.

31.347 ~~[Lots shall have a minimum width of 80 ft. and a minimum area of 10,000 sq. ft.]~~ Up to 20% of the lots may meet R-7.5 Zoning Code requirements. All other lots shall conform with R-10 minimum requirements. Lot size measured within the Developable Area shall average 10,000 sq. ft.

31.348 Sites shall be planned to preserve open space, existing vegetation (especially on ridgelines) and knoll tops as much as possible. Sites along Alhambra Creek shall provide an open space buffer along the creek as required by the EIR.

31.349 Site layout and grading shall provide continuity of design between parcels.

31.35 BUILDING DESIGN

31.351 Building design and materials shall be compatible with and better than nearby existing development.

31.352 Structures shall be designed to blend into, rather than dominate, the natural setting.

31.353 Buildings shall be sited and designed to fit the natural topography and preserve existing vegetation as much as possible.

31.354 Buildings which can be viewed from below shall be sited, designed and landscaped so that supporting columns, piers and building undersides are not visually dominant.

31.355 Buildings on hillsides shall step down to follow the topography [~~(i.e., height above the street of a downhill house shall not exceed one story, and height at any point shall not exceed two stories above natural grade).~~]

31.356 Natural appearing colors and building materials shall be required. Visually obtrusive/reflective colors and materials shall be prohibited.

31.357 Buildings shall be designed to meet all Fire District requirements (roof materials, alarms, sprinklers, etc.).

31.36 OFFICE DESIGN

31.361 Office development shall be of a residential scale and appearance. Building site coverage shall not exceed the coverage allowed in the nearest residential district.

31.362 Parking shall be located primarily away from the street, behind the building. When the property adjoins a residential area the parking shall also be located away from the residential area or shall be screened with extensive landscaping.

31.363 Building Design guidelines (Section 31.35) shall apply to office, as well as residential, buildings.

31.364 Office buildings shall be primarily one story structures and shall have varied facades to provide architectural interest.

31.365 Landscaping shall be used to screen offices and parking, and to provide transitions to neighboring residential areas and Open Space areas. Extensive landscaped areas shall be provided to attain a campus setting.

31.37 LANDSCAPING, FENCING AND LIGHTING

31.371 The character of the natural setting shall be enhanced with natural landscape designs emphasizing native species and retaining existing vegetation.

31.372 Visually significant man-made improvements along the periphery of plateau or hilltop development areas should be landscaped to blend into the natural setting. Yard improvements and solid fencing which extend into the periphery area shall be prohibited by scenic easement.

31.373 An overall natural landscape theme for the major access road should be provided to unify the development areas.

31.374 Fencing which would be visible from outside the development areas shall be non-obscure and natural in appearance. A wood frame open wire fence is recommended.

31.375 Exterior lighting shall be compatible with and sensitive to surrounding uses and the natural setting. Necessary lighting shall be situated as much as possible in the interior portion of visually sensitive development areas.

31.38 OPEN SPACE/TRAILS

31.381 Open Space areas shall be privately owned and maintained. Maintenance of such areas shall be by homeowners association rather than individuals.

31.382 Animal grazing may be permitted in Open Space areas as a fire prevention measure. Grazing shall be limited in location and intensity to prevent erosion. Grazing plans shall be prepared and reviewed by an outside consultant to ensure that overgrazing and/or erosion does not result.

31.383 ~~[Trails shall provide public access to the hill areas and]~~ Public trail easements shall link the plateau area to surrounding development and the general plan riding and hiking trail system. Minimum connections shall include the California Riding and Hiking Trail to the east near MacAlvey Drive, Briones Regional Park, Golden Hills, the Foothills area and John Swett School. Recommended linkages are shown in Figure 31.30. Trails shall be constructed by the developer when the City or other public agency will accept maintenance responsibility for the trail.

31.384 As development occurs along Alhambra Avenue and Reliez Valley Road, bikeways shall be constructed along these streets. Bikeways shall also be provided along major access roads to be constructed including Horizon Drive, Wildcroft Drive and the ridge road. Bus turnouts along Alhambra Avenue as discussed in the EIR (page E-53) shall be required.

31.385 Sound barriers shall also be provided along major roads where needed (see Noise Element). Sound Barriers shall be designed to fit into the surrounding visual environment; large masonry walls are discouraged.

31.39 MITIGATION MEASURES

31.391 Mitigation measures for significant environmental impacts identified by the EIR and addenda are hereby required and incorporated into this policy plan. Mitigation measures shall be amended or eliminated as necessary to address plan modifications (e.g. Elderwood extension mitigations shall be amended or eliminated as necessary to address Wildcroft extension impacts.).

31.40 IMPLEMENTATION

31.401 Alhambra Hills Specific Plan IMPLEMENTATION ELEMENT, Section C, pages 13-29 are hereby required and incorporated into this policy plan. Implementation measures shall be amended or eliminated as necessary to address plan modifications.

wb:nb.270
4-24-87

EXHIBIT B
CEQA FINDINGS

Impact Cited in Final EIR

Land Use Impacts

The "Third Draft" plan net density characteristics for plateau development areas 1-7 could result in housing "footprints" that are much more intensive than the predominant surrounding residential pattern.

The proposed boundaries of 8 of the 14 development areas would include more than one ownership reducing prospects for unified and harmonious development.

Max. allowable net densities for areas 11 - 14 would be significantly higher than predominant residential development pattern along Alhambra Avenue.

The owner of the Phillips property has stated an objection to any urban development on that parcel south of Christie Drive.

Circulation System Impacts

Offsite Roadway Links

By 1990, peak-hour volumes on the 2-lane section of Alhambra Avenue south of Elderwood are expected to increase by 25 percent due to cumulative development, including the planning area. By year 2000, peak-hour volumes on this section of Alhambra Avenue are expected to exceed the road's design capacity due to cumulative development.

By year 2000, the 2-lane section of Alhambra Avenue between Alhambra Valley and State Route 4 would be approaching design capacity.

By year 2000, Blue Ridge Drive volumes could approach maximum tolerable levels for a residential street.

Recommended Finding

Plan has been altered. Plateau area densities on the Land Use Map 31.30 are equal to or slightly less than surrounding development.

Alterations incorporated in plan. Policy 31.349 requires consistency between adjoining developments.

Plan has been altered. Density as shown on Map 31.30 shall be no higher than the adjoining development.

Plan has been altered. No development on Phillips property south of Christie Drive (Map 31.30).

Recommended Finding

Alterations required by the plan. Policy 31.336 requires that mitigation fees contributed by developers be used to finance all cumulative off-site road improvement needs identified by the EIR and the Traffic Study addendum including: widen Alhambra Avenue from 2 to 4 lanes between Wildcroft Drive and Benham Drive when warranted. Require left-turn acceleration lanes on Alhambra Avenue at unsignalized intersections like Macalvey Drive and Lindsey Drive.

Alterations required by the plan. Policy 31.336 requires widening Alhambra Avenue from 2 to 4 Road lanes between Alhambra Valley Road and State Route 4 when warranted.

Plan has been altered. Significant reduction in overall density in the plan area will substantially lessen this impact.

Under the current (1973) plan, Horizon Drive peak-hour traffic volumes could increase to over 220 vehicles, and Benham Drive peak-hour volumes could permanently increase by nearly 15 times.

Under the current (1973) plan, related changes in traffic volumes could have a very noticeable added impact on the residential environment along Horizon Drive, Benham Drive, and Reliez Valley Road, and a noticeable impact along Blue Ridge Drive and Alhambra Valley Road.

Offsite Intersection Impacts

Intersection impacts are discussed in detail in the EIR (page B-8) and Traffic Study addendum.

Population and Housing Impacts

Possible adverse affects on value of surrounding residential development, primarily Horizon Drive.

Planning area average household income would be substantially higher than the City-wide median of \$40,895.

GEOTECHNICAL FACTORS

Potential Impacts

The EIR identified six significant impacts of Elderwood Drive extension.

Plan has been altered and further mitigation is feasible. Reduced plateau unit counts will lessen impacts on Horizon Drive. If all impacts are not substantially lessened, there is an overriding consideration in the need for two plateau access roads. Horizon Drive is the alternative with the least impacts.

Plan has been altered. Significantly reduced number of units in the Plan Area will substantially lessen these impacts.

Recommended Finding

Alterations required by the plan. Intersection improvements and installation timing recommended by the EIR and Traffic Study are required by Specific Plan Policy 31.336.

Under the jurisdiction of another agency. Two inter-sections which require improvement (Alhambra Ave./Taylor Rd. and Pleasant Hill Rd./Deer Hill Rd.) are under the jurisdiction of other agencies.

Recommended Finding

Incorporated in plan. Possible negative effects are offset by benefits of project in stimulating and adding to prominence of southern Martinez residential market.

Alterations in plan. City shall strive to implement its Housing Element and assist in the development of affordable housing City-wide.

Recommended Finding

Plan has been altered. Elderwood extension has been replaced by Wildcroft and Horizon Drive extensions. Geotechnical addendum to the EIR analyzed these routes and found them to be substantially safer than the Elderwood extension. In addition the geotechnical study recommended specific design and mitigation measures (pages 4, 5 and 8) which are required by plan policy 31.332.

Construction of residential units in the plateau areas could aggravate hillside erosion problems. Runoff from graded areas, particularly on the plateau, if discharged into natural drainage channels, could result in rapid downcutting and erosion, especially in steep upper reaches. Numerous plan-designated development areas and roads are underlain by "inactive" fault traces.

DRAINAGE

Impacts

The planning area drains into two watersheds. The northern 75 percent of the area drains north into Alhambra Creek; the southern 25 percent drains south into Grayson Creek. Significant flooding problems exist along Alhambra Creek in downtown Martinez.

MUNICIPAL SERVICES

Water

Impacts

Many planning area units would be well above the 300 foot elevation and thus would require construction of new trans-pumping, and storage facilities.

The water system components described in the Implementation Element would increase City water system operational costs.

Alterations required in the plan. Geotechnical addendum analyzed four grading alternatives. Possible impacts and specific recommendations regarding slope stabilization, drainage, foundation design, subdrainage, location of development and differential settlement (recommendations are on pages 3 - 8 are discussed in the addendum. All recommended mitigation measures are incorporated into Specific Plan Policies 31.344 and 31.346.

Recommended Finding

Alterations required by the plan. Section C of the Implementation Element recommends and Specific Plan Policy 31.401 requires: A. Storm drainage system layout and financing program designed to mitigate drainage impacts associated with full buildout. The system was designed to meet CCCFCD criteria and includes two major components: (1) A planning area storm drainage collection system; and (2) A system of planning area detention basins, either onsite or offsite.

B. Drainage fee requirement. The Implementation Element also suggests the amount and use of this fee.

C. 11 storm drainage policies for application to all future planning area development.

Recommended Finding

Alterations incorporated into the plan. The Implementation Element Section C (incorporated by Policy 31.401) includes a water system layout and mission financing program to meet domestic and fireflow requirements of the planning area at buildout. Since the number of units in the plan area has been reduced, it may be possible to scale this system down.

Alterations incorporated into the plan. User fees for the various planning area service zones are set and periodically adjusted to cover added ongoing costs.

Sewer Service

Impacts

The preferred layout, Alternative 1, would direct only 12 percent of the total planning area flow into the northern system; the remaining 88 percent would be directed south, as preferred. Alternative 2 would direct 47 percent of planning area flow into the northern system. Alternative 1 would require greater slope disruption to construct, and would cost \$500,000 more than Alternative 2.

The sewer system components described in Implementation Element would increase ongoing CCCSD operating costs.

Severe soil and slope limitations exist in areas 8 and 9 where septic tank systems are suggested in the proposed plan.

Fire Protection Service

Impacts

Four existing fire stations are available; response times would be less than 5 minutes to most planning area homes, but would exceed 5 minutes for the most distant plateau area 7 units (the fire district considers 5 minutes to be the maximum acceptable response time).

District fire service facilities are currently at capacity; any new development could result in substandard levels of service.

Recommended Finding

Within the jurisdiction of another agency. The reduced offsite impact of Alternative 1 must be weighed against its greater cost.

Within the jurisdiction of another agency. In addition to the costs for offsite and onsite sewer improvements described in the Implementation Element, planning area developers must pay connection fees set to cover the capital cost of annexation. Ongoing user fees would be set to cover operating costs.

Plan has been altered. Septic tank systems have been eliminated as an alternative.

Recommended Finding

Alterations required by the plan. Decrease response times and increase levels of protection by installing built-in protection (automatic fire sprinkler systems, heat-smoke alarms, etc.). When requested by Fire District as required by Policy 31.357.

Alterations required by the plan. Permanent emergency access road connections which meet minimum fire department standards required by Policy 31.331.

Alterations required by the plan. City shall subject all structures to a per-square foot assessment for additional fire service costs (possibly including a new fire station in the area). Under the jurisdiction of another agency. Minimum fire abatement standards for weed abatement, brush removal, firebreaks, and fire trail access shall be met.

Alterations incorporated in the plan. Use of fire-resistant building materials is required by City Codes.

Police Services

Impacts

Development under the proposed plan would not create any unique service problems for department. Response times would be approximately 3 to 5 minutes.

Full closure of Horizon Drive could mean all emergency access must be from Alhambra Avenue.

750 new planning area homes would create need for fewer officers than the current (1973) plan.

Education Services

Impacts

Over 90 percent of planning area units would be in Martinez Unified School District (MUSD); less than 10 percent in Mt. Diablo Unified School District.

Both districts agree that MUSD should serve entire area through interdistrict transfers or service boundary modifications.

VISUAL IMPACTS

Impacts

Development could noticeably disrupt the pristine character of the Alhambra Hills. Portions of 13 of the 14 development areas remain exposed to various views from surrounding road segments, and neighborhood viewpoints. In general, development in exposed portions of areas 1, 7, 9, 10, 12, 13, and 14 would have the highest visual impacts.

Recommended Finding

Alterations incorporated in plan. Existing City ordinances require clear address numbering and the adequate street lighting.

Plan has been altered. Access from Horizon Drive and Wildcroft Drive extensions.

Alterations incorporated in plan. Increased valuation of property in the area will cover cost of new officers.

Recommend Finding

Within the jurisdiction of another agency. The City shall recommend transfers or service boundary modifications.

Recommended Finding

Alterations incorporated into the plan. The EIR describes a comprehensive set of development guidelines for implementation in the development review process which would together significantly reduce the visual impacts of planning area development. The guidelines (summarized below) are required by Specific Plan Policies 31.332; 31.342,8; 31.352-4,6; 31.362,3; 31.371-5.:

- grading measures,
- architectural measures,
- landscaping measures,
- Wildcroft extension design measures,
- road setbacks,
- fence and utility measures,
- exterior lighting measures.

Portions of each of the three water tanks may be visible from certain surrounding viewpoints if located as proposed in the Implementation Element.

The Phase I segment of the Wildcroft extension would be highly exposed to direct views from the adjacent segment of Alhambra Avenue.

Portions of development areas and the Wildcroft extension are visible from segments of two designated Scenic Routes -- Alhambra Avenue and Reliez Valley Rd.

NOISE

Impacts

Added planning area traffic would increase average day-night noise levels by between 1 and 4 decibels ("imperceptible" to "barely perceptible") on Alhambra Avenue, Elderwood Drive, and Blue Ridge Drive.

Use of Horizon Drive by traffic could increase average day-night noise levels from 8 to 14 decibels; i.e., more than a doubling of current noise levels.

New homes in areas 8-14 nearest peripheral collector roads would be subject to high exterior noise levels.

AIR QUALITY

Impacts

Development under the proposed plan would result in localized increases in carbon monoxide levels due to added traffic. Increases would be greatest at the Alhambra Avenue/Elderwood Drive intersection, although levels would be in compliance with state and federal standards.

Alterations required by the plan. Policy 31.391 requires screening by existing vegetation, berming landscaping or color.

Alterations required by the plan. Innovative grading techniques as described in the geotechnical access addendum are required by Policy 31.332.

Incorporated in plan. Planning area roadside development along these routes subject to the landscaping, lighting, setback and design provisions set forth in General Plan Section 27.35 and Specific Plan Policies 31.352, 31.354, 31.365 and 31.372.

Recommended Finding

The plan has been changed. The overall plan area density has been significantly reduced thereby reducing traffic and noise.

The plan has been changed. Reduced plateau unit count (from 467 to 315 maximum) will substantially reduce noise impacts.

Alterations incorporated in plan. A noise report is required prior to development approvals in the areas by the General Plan Noise Element.

Recommended Finding

Alteration incorporated in plan. Implement road improvements described in Circulation section of EIR and Traffic Study Addendum.

Reduction of vehicular trips by improving transit service and by constructing bus turnouts is required by Policy 31.384.

VEGETATION AND WILDLIFE

Impacts

Development under proposed plan would result primarily in loss of common grassland vegetation.

Planning area habitat values would decline with increases in human activity.

Development in areas 9 and 10 could infringe on Alhambra Creek riparian corridor.

Home and road construction could result in the loss of or damage to numerous native oaks.

PLAN VIABILITY

Impacts

In particular, development of areas 8 and 9 would be infeasible due primarily to high sewer extension costs coupled with low densities (septic tanks are infeasible);

Feasibility for areas 13 and 14 is low because high net densities would result in relatively low sales prices in comparison to high finished land costs.

Recommended Finding

Alteration incorporated in plan. Policies 31.371, 31.372, 31.373 and 31.374 require natural landscape designs, blending development into the natural setting and fencing most open space areas.

Alteration incorporated in plan. Adequate open space buffers required by Policy 31.348.

Alteration incorporated in plan. Plan policy 31.348 requires site planning to preserve trees.

The sewer extension is under the jurisdiction of another agency.

Plan has been altered. Maximum for these areas is less than 7 units per acre. (Map 31.30)

DW:nb.142

RESOLUTION NO. 107-87

ADOPTING AMENDMENTS TO THE CENTRAL MARTINEZ SPECIFIC AREA PLAN
AND THE LAND USE ELEMENT OF THE MARTINEZ GENERAL PLAN
REGARDING THE FRANKLIN HILLS SUB-AREA AND AN
AMENDMENT TO THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN

A. FRANKLIN HILLS

WHEREAS, the Final EIR for the proposed Franklin Hills Specific Area Plan was certified as adequate by the Planning Commission of the city of Martinez on February 10, 1987; and,

WHEREAS, the Planning Commission of the City of Martinez held public hearings on the Draft Franklin Hills Specific Area Plan; and,

WHEREAS, the Planning Commission recommended Council approval of certain amendments to the Central Martinez Specific Area Plan, and Land Use Element on May 12, 1987; and,

WHEREAS, the City Council held a public hearing on July 15, 1987; and,

WHEREAS, the City Council reviewed and considered the Final EIR in adopting these amendments to the Central Martinez Specific Area Plan and the Land Use Element and,

WHEREAS, the Planning Commission has reported on the issue of the name of the land use designation for the Franklin Hills area.

B. JOHN MUIR

WHEREAS, the Planning Commission has considered several multiple family developments within the John Muir Specific Area; and

WHEREAS, whenever such a development is proposed near an existing single family area, there are several concerns that are brought up in public hearings; and

WHEREAS, the Planning Commission held a public hearing, and reviewed the proposed text amendment and has made its recommendation to the Council; and

WHEREAS, the Council wishes to establish in the text of the Specific Area Plan a policy relating to these issues.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that the amendments to the Central Martinez Specific Area Plan for the Franklin Hills sub-area and the Land Use Element as shown on Exhibit A are adopted.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 5th day of August, 1987, by the following vote:

AYES: Councilmembers Hernandez, Langley, Pollacek and Mayor Menesini.

NOES: None.

ABSENT: Vice Mayor Radke.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:7

EXHIBIT A

GENERAL PLAN REVISIONS

1. Amend the following Sections of the Central Martinez Specific Area Plan noted by the language in boldface type:

30.62 POLICIES

30.621 The Franklin Hills sub-area, extending from the Carquinez Straits to Route 4 between urban Martinez and the western edge of the study area, are designated **Environmentally Sensitive Lands** or **Public Permanent Open Space** as shown in Figure 30.1.A. Most of the area is composed of slopes that exceed a 30% grade and are either too steep for development or would require extensive study and careful design to ensure safe development. Ridge areas of less than 30% slope are either isolated from reasonable street access or are of major visual importance to the downtown. The Franklin Hills sub-area of the Central Martinez Specific Area Plan is shown in Figure F30.1a.

30.621.1 In this area limited residential development on an individual site basis may be appropriate if certain environmental impacts can be mitigated. Each application for residential development shall be accompanied by the following items:

- A. Applications for rezoning and development plan approval shall be processed concurrently. Each application shall contain documentation by the appropriate professionals hired by the applicant that each and every significant environmental impact (including cumulative impacts) identified in the Franklin Hills environmental Impact Report (EIR) has been thoroughly investigated for the site in question and can be mitigated to an insignificant level. Site-specific and cumulative mitigation measures shall be designed in sufficient detail to allow preliminary cost estimates to be also included in the application.
- B. Prior to acceptance of the application as complete, all portions of the application shall be reviewed for completeness and accuracy by City staff and appropriate City consultants. The cost of this review shall be paid by the applicant.
- C. No application shall be accepted for a proposal which exceeds a density of one unit per half-acre of land under 30% slope and under 350 ft. elevation, and one unit per ten acres over 350 feet elevation. A slope density map meeting Zoning Ordinance requirements shall be submitted with each application.

- D. No application shall be accepted for a site which does not have, or provide as part of the development proposal, access to a fully-improved public street meeting all City requirements including those relating to length and number of lots served by a cul-de-sac.

30.621.2 All of the Franklin Hills sub-area shall be zoned to a zone district consistent with this plan.

30.625 All privately-owned land formerly designated as Open Space, Parks and Recreation land shall be redesignated as Environmentally Sensitive Lands. All publicly-owned land in the same category shall be redesignated as Permanent Public Open Space.

2. Amend the following Section of the Land Use Element to read as follows:

F 21.2 RESIDENTIAL LAND USE DENSITIES AS RELATED TO DWELLING UNIT SITE AREA REQUIREMENTS.

Dwelling Units per Gross Acre

Required Site Area Per Dwelling Unit

Residential Use Areas:

1 to 6 units	40,000 to 6,000 sq.ft. per unit
6 to 12 units	6,000 to 3,500 sq.ft. per unit
12 and over 12 units	less than 3,500 sq.ft. per unit

Open Space/Conservation Use or Environmentally Sensitive Lands:

0 to 1 units	Within the Alhambra Creek Watershed - 40,000 sq.ft. per unit or greater with larger site area requirements typical of the zone, unless otherwise specified in a Specific Plan.
0 to 2 units	Outside the Alhambra Creek Watershed - 20,000 sq.ft. per unit or greater.

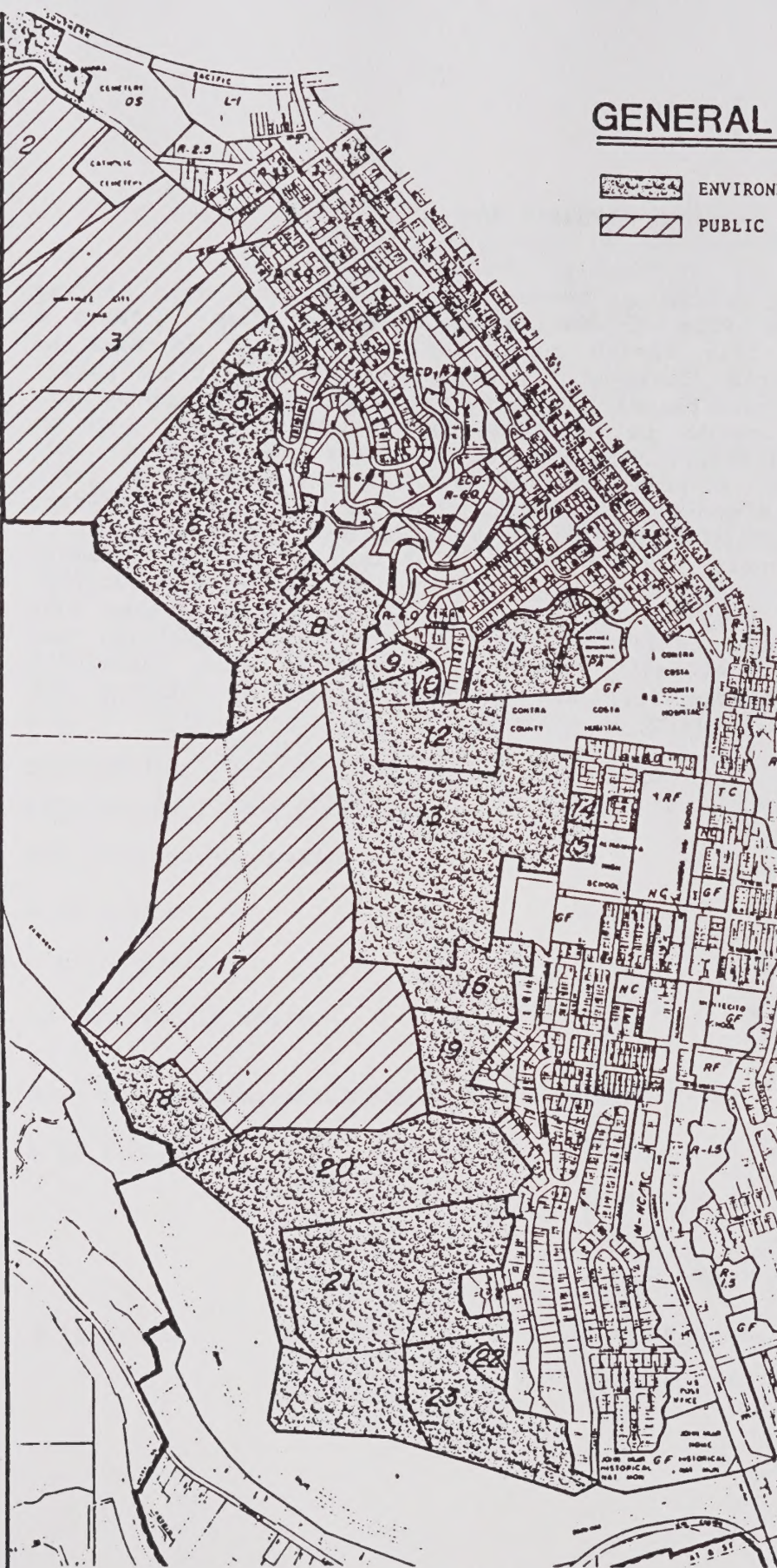
EXHIBIT B

- A. The following amendment to the text of the John Muir Parkway Specific Area Plan of the Martinez General Plan: "When a proposed multiple family residential development is near an existing single family (or lower density multiple family) development, the Planning Commission shall require appropriate transition elements in the approved development plan, such as landscape buffering, building setbacks equal to or larger than those required in adjacent zone district, minimization of grade differences to avoid visual impact and loss of privacy, different types of units which are more compatible with those existing on adjacent property, lower density zoning, assembly of small parcels into one large project for more design flexibility, provision of project access from collector streets rather than existing local residential streets, etc." In addition, all residential developments shall be subdivided into individual units and offered for sale to maximize the opportunity for owner-occupied housing in the area.
- B. The Negative Declaration for the project, rezoning and General Plan Amendment.

nb.7

GENERAL PLAN MAP

- ENVIRONMENTALLY SENSITIVE LAND
- PUBLIC PERMANENT OPEN SPACE



FRANKLIN HILLS SUB AREA OF THE CENTRAL MARTINEZ SPECIFIC AREA PLAN

RESOLUTION 24-88

AMENDING LAND USE ELEMENT
OF THE GENERAL PLAN

WHEREAS, the Planning Commission held a hearing on October 13, 1987 and recommended that the site located between Alhambra Avenue and Alhambra Valley Road, on the south side, be included in the Alhambra Hills Specific Plan in order to allow office use consistent with the existing zoning; and

WHEREAS, the office category of the Alhambra Hills Specific Plan would also allow residential land use, which the Council has not approved in the past; and

WHEREAS, the City Council held a public hearing on January 13, 1987 on the Planning Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez, that:

1. The City Council adopts the Negative Declaration as recommended by the Planning Commission.
2. The Land Use Element Map of the General Plan be amended to designate the 0.4 acre site located immediately south of the intersection of Alhambra Avenue and Alhambra Valley Road as Commercial--Professional and Administrative.
3. The Land Use Element text of the General Plan be amended to add the following Policy 21.46:

Professional and Administrative Office uses may be located as transition areas between Commercial--Retail and Services areas and other less intense land uses, such as Residential. These uses may also be located along major thoroughfares on sites in residential areas which are unsuitable for residential use. When a Professional and Administrative site adjoins a residential area, special attention shall be given in the Design Review process to ensure compatibility with the residential area.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 20th day of January, 1988, by the following vote:

AYES: Councilmembers Hernandez, Langley and Vice Mayor Pollacek.

NOES: None.

ABSENT: Councilmember Radke and Mayor Menesini.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:17

RESOLUTION NO. 102-88

GENERAL PLAN LAND USE
ELEMENT AND CIRCULATION ELEMENT
AND ADOPTING 1987 PARK MASTER PLAN

WHEREAS, the Park and Recreation Committee has recommended City Council adopt a revised Park Master Plan; and

WHEREAS, the Plan deletes the proposed Morello School Park site and revises certain trails; and

WHEREAS, these changes have been reviewed by the Planning Commission and recommended for adoption by the City Council.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Negative Declaration is adopted.
2. The John Muir Parkway Specific Area Plan Map and Text are hereby amended to:
 - a. Delete any reference to the proposed Morello Schol Park site, and
 - b. Redesignate the area previously designated as Park Site as Residential, 0-6 units per acre.
3. The Circulation Element of the General Plan is hereby amended to:
 - a. Extend the Franklin Hills Trail north to Carquinez Scenic Drive and south to Briones Park.
 - b. Add a trail link along the waterfront.
 - c. Delete the portion of the Canal Trail north of Muir Road.
 - d. Delete trail connections from Muir Road/Center Street to Arnold Drive and Hidden Lakes to Glacier Drive/Highway 4.
4. The 1987 Park Master Plan is hereby adopted as an advisory document.
5. Park dedication fees shall be collected and allocated on a City-wide basis, and the individual fee district system shall be discontinued.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 18th day of May, 1988, by the following vote:

AYES: Councilmembers Hernandez, Langley, Radke, Vice Mayor Pollacek and Mayor Menesini.

NOES: None.

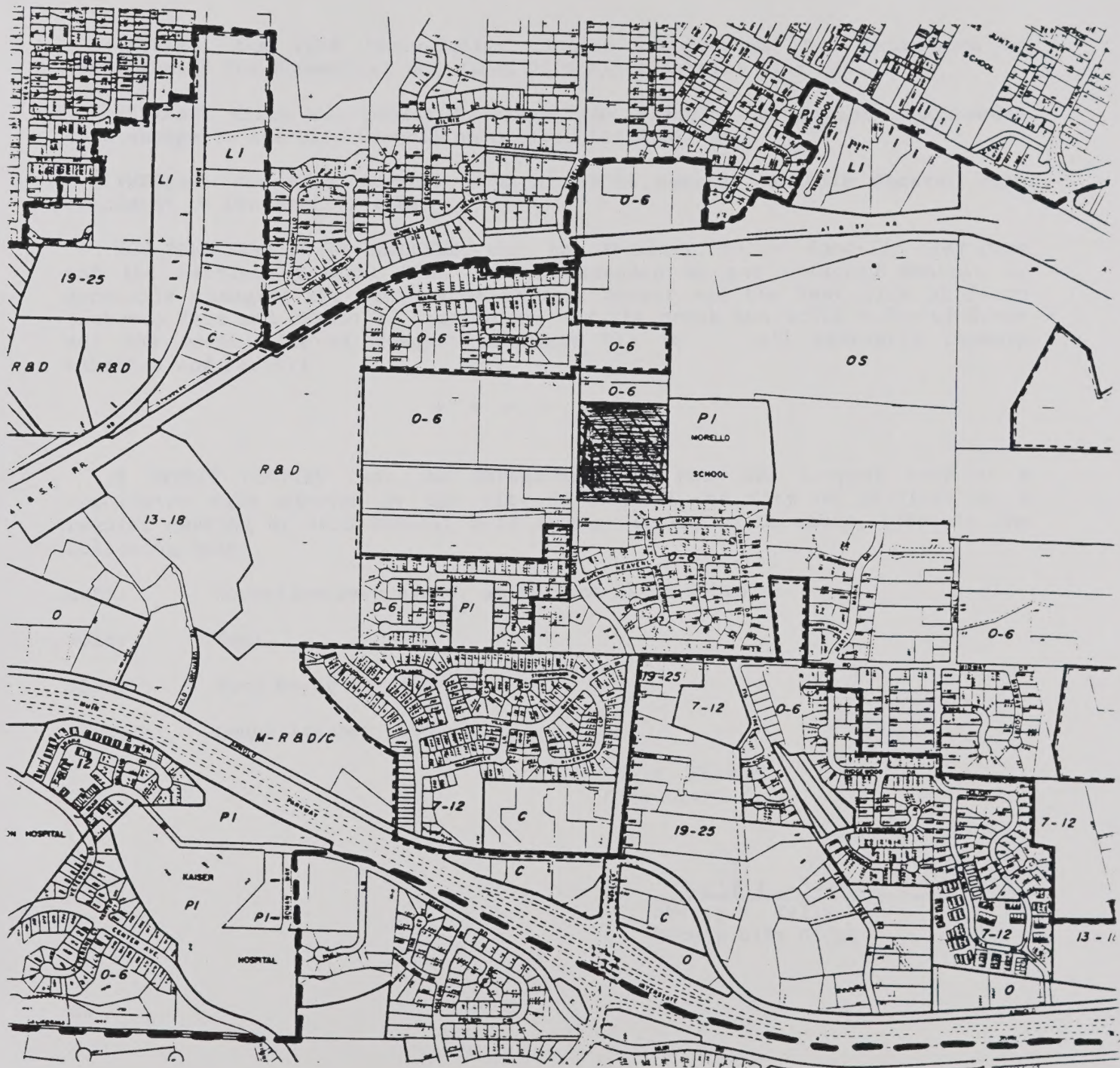
ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

nb:104

Highlighted area to be changed from Park Designation to Residential 0-6.



RESOLUTION NO. 213-88

AMENDING THE CENTRAL MARTINEZ SPECIFIC AREA PLAN
AND GENERAL PLAN

WHEREAS, the 1983 "Core-Collar" Report recommended that this area be redesignated for Commercial and Mixed Office/Residential use; and,

WHEREAS, after two public hearings, the Planning Commission recommended this change to the City Council on October 11, 1988; and,

WHEREAS, the City Council held a public hearing on this General Plan amendment on December 7, 1988;

NOW THEREFORE BE IT RESOLVED, that the Martinez Central Specific Area Plan and the Martinez General Plan maps be amended as per attached Exhibit A, generally changing the south side of Ward Street and the West side of Ferry (between Ward and Green) to Commercial, and the north and south sides of Green and the north side of Masonic to Mixed Use "A". (All generally between Alhambra and Ferry.)

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 7th day of December, 1988, by the following vote:

AYES: Councilmembers Radke, Smith, and Mayor Menesini.

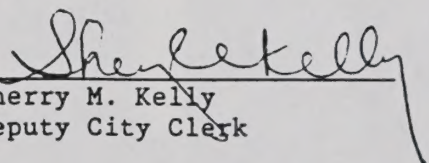
NOES: None.

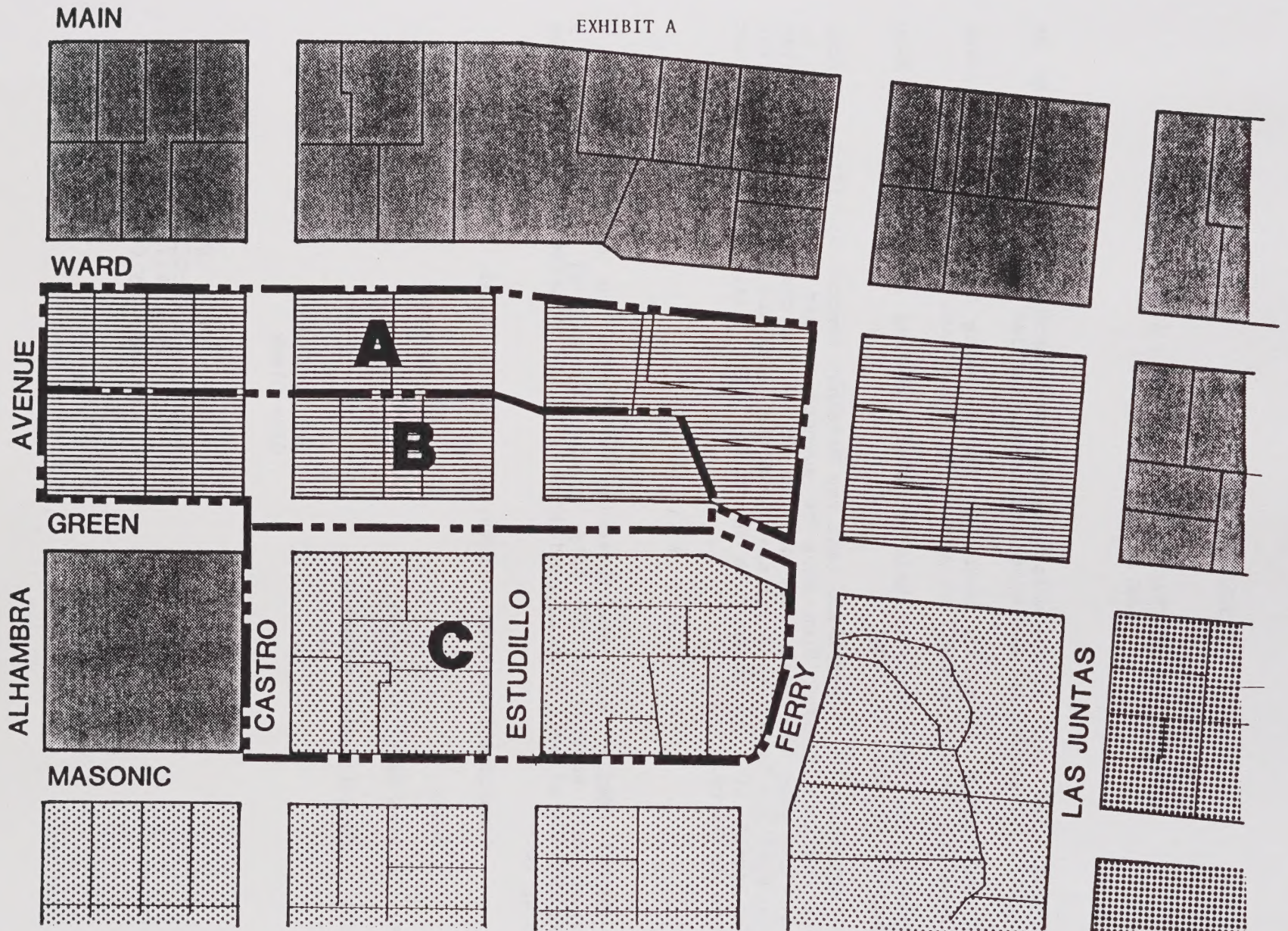
ABSENT: Vice Mayor Hernandez.

ABSTAIN: Councilmember McDowell.

GUS S. KRAMER
City Clerk

By:


Sherry M. Kelly
Deputy City Clerk



GENERAL PLAN

88-3

EXISTING G.P.

-  Residential Group 2
-  Residential Group 3
-  Commercial
-  Mixed

PROPOSED G.P.

- A.** Change to Commercial
- B.** Remains Mixed
- C.** Change to Mixed

RESOLUTION NO. 17-89

AMENDING THE GENERAL PLAN
AND ALHAMBRA HILLS SPECIFIC PLAN
RELATING TO OVER 30% SLOPE
AND CRITERIA FOR DENSITY RANGES

WHEREAS, the Planning Commission, after a duly noticed public hearing on January 24, 1989, recommended by a 5-0-1 vote that the City Council adopt the proposed amendment; and

WHEREAS, the City Council held a duly noticed public hearing on February 1, 1989 at which all interested parties were given the opportunity to speak.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The general plan is amended as shown in Exhibit A attached.
3. Alhambra Hills Specific Plan is amended as shown in Exhibit B attached.9

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 1st day of February, 1989, by the following vote:

AYES: Councilmembers McDowell, Radke, Smith, Vice Mayor Hernandez and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk

EXHIBIT A

1. Amend Section 22.51 of the Martinez General Plan to read as follows:

22.51 Hill areas greater than 30% slope shall not be developed, except as set forth in A & B below, and except on an existing lot of record where only one single family house is proposed and there is no building site under 30% slope. In such cases, development shall only be allowed if it can be demonstrated that significant alteration of the topography will be minimized and that hazards to public safety will not be incurred. This prohibition will protect public safety and soils, safeguard watershed areas and waterways, and preserve the natural scenic setting of the community as determined by its landforms. This policy shall be applied as part of all specific area plans, area plans, and/or specific plans adopted as part of, or pursuant to, this general plan, and need not be restated or repeated in such plans.

- A. Where no alternative exists, roads connecting development area may pass over areas of over 30% slope, subject to approval by the Planning Commission. Grading shall be limited to that necessary for the road or the minimum amount which will create the most natural appearing contours. If such grading creates buildable areas, residential development fronting the road may be permitted subject to approval by the Planning Commission.
- B. Small areas of 30% and over slope entirely surrounded by areas under 30% slope may be developed. Small infringements on areas of over 30% slope may be permitted where the existing topography of the majority of the building area and area to be graded are under 30% slope.

2. Amend Section 24.222 of the Martinez General Plan to read as follows:

24.222 All slopes which are over 30% in grade shall be precluded from development except as stated in Section 22.51.

EXHIBIT B

Amend Section 31.321 A, B, C, and D to read as follows:

- A. Soil Stability/Grading - Development density may be reduced below the density range specified in this section on sites requiring major geologic reconstruction work or requiring major grading to insure safe development.
- B. Visual Impacts - Density may be reduced below the density range specified in this section on sites where significant visual impacts will result or where extensive grading would be required to mitigate visual impacts.
- C. Tree Preservation/Landscaping - Proposals which preserve significant numbers of existing trees within the developed area may qualify for density at the upper end of the density range. Extensive planting of mature, native landscaping may to a limited degree compensate for removal of existing vegetation.
- D. Residential Design and Materials - Site plans designed to fit the topography and well designed structures may allow density at the upper end of the density range.
- E. Other Factors - Other factors specific to a project being reviewed, such as access, traffic impacts, impacts on nearby neighborhoods and the City, degree of compliance with general and specific plan policies, etc. may result in lower density than the density range specified in this section.

300.1128

RESOLUTION NO. 88-89

RESOLUTION AMENDING THE MARTINEZ GENERAL PLAN
BY AMENDING THE LAND USE MAP IN THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

WHEREAS, The Planning Commission held a public hearing on March 28, 1989 and recommended that the John Muir Parkway Specific Area Plan be amended from Park & Recreation to Residential, 7-12 units/acre for an approximately 4.0 acre parcel located generally north and west of Howe Road, south of Veale Aveue.

WHEREAS, the City Council held a duly noticed public hearing on May 17, 1989, at which all interested parties were given the opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The John Muir Parkway Specific Area Plan is amended as shown in Exhibit "A" attached, subject to a condition that before any final map be approved or any building or grading permits be issued, the Mt. View Improvement Association shall agree in writing with the City (and record such agreement under terms and conditions mutually agreeable to the City and the Association) to permanently preserve the remaining Mt. View Association property (shown on Exhibit "A" attached hereto and incorporated by this reference) as a Park open to the public and containing a ballfield built to Little League standards also open to the public.

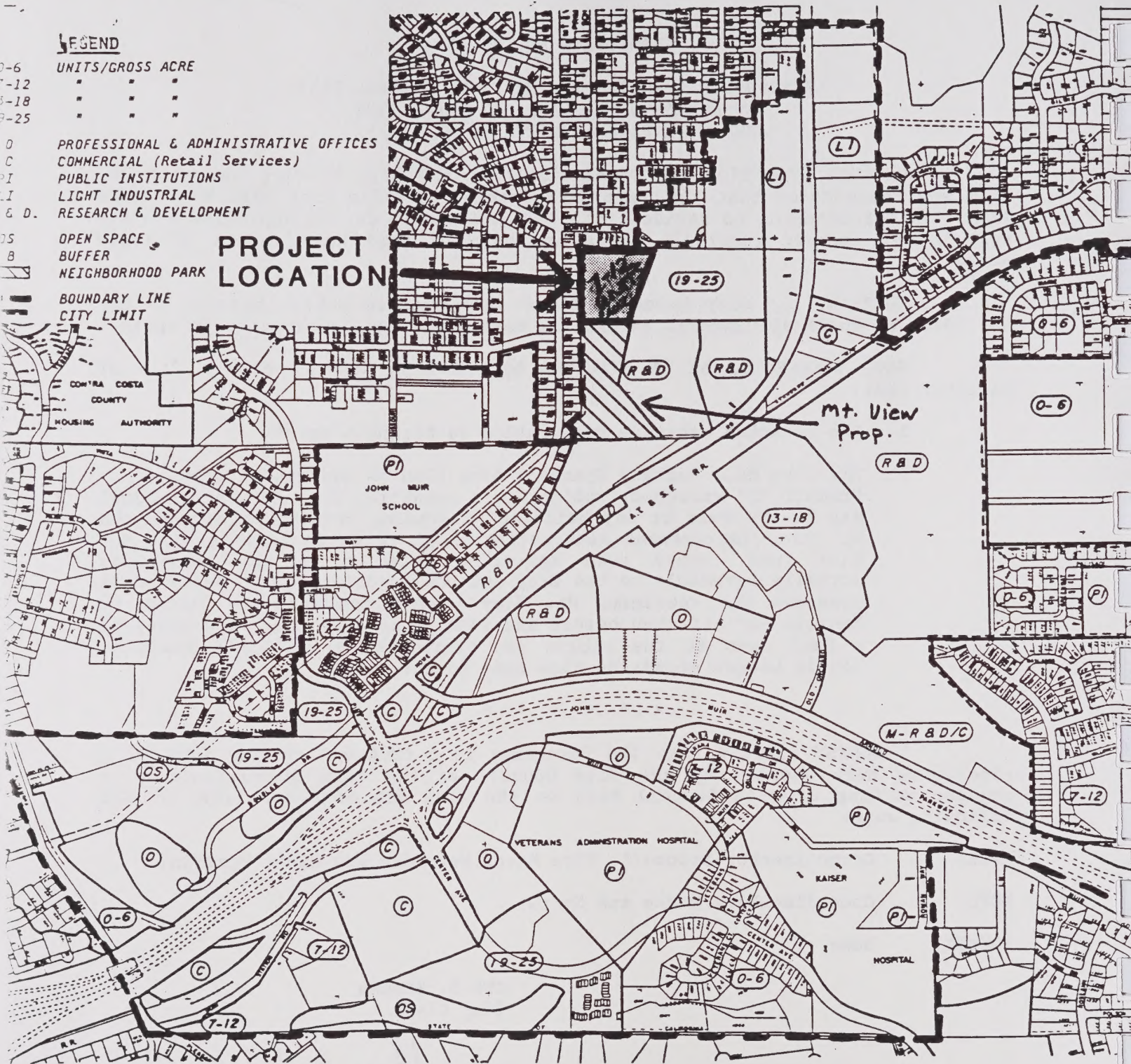
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of June, 1989, by the following vote:

AYES: Councilmember McDowell, Vice Mayor Hernadez and Mayor Menesini
NOES: Councilmembers Radke and Smith
ABSENT: None

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk



GENERAL PLAN AMENDMENT

FROM NEIGHBORHOOD PARK TO RESIDENTIAL 7-12.

RESOLUTION NO. 159-89

AMENDING THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN
AND THE MARTINEZ GENERAL PLAN
(A-M HOMES) 62 - ACRE SCHOOL DISTRICT PROPERTY

WHEREAS, the Planning Commission recommended approval of this amendment by a 6-1 vote after a public hearing on October 3, 1989; and

WHEREAS, the City Council held a public hearing on November 1, 1989 and decided to adopt the Commission recommendation.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Environmental Impact Report and Traffic Addendum have been prepared, presented, reviewed, and considered in compliance with CEQA (see Resolution No. 160-89 for further findings).
2. The John Muir Parkway Specific Area Plan and Martinez General Plan are hereby amended to redesignate the eastern portion of the 62-acre School District property, east of Old Orchard Road, from Research and Development to Residential, 0-6 units per acre, as shown on attached Exhibit B.

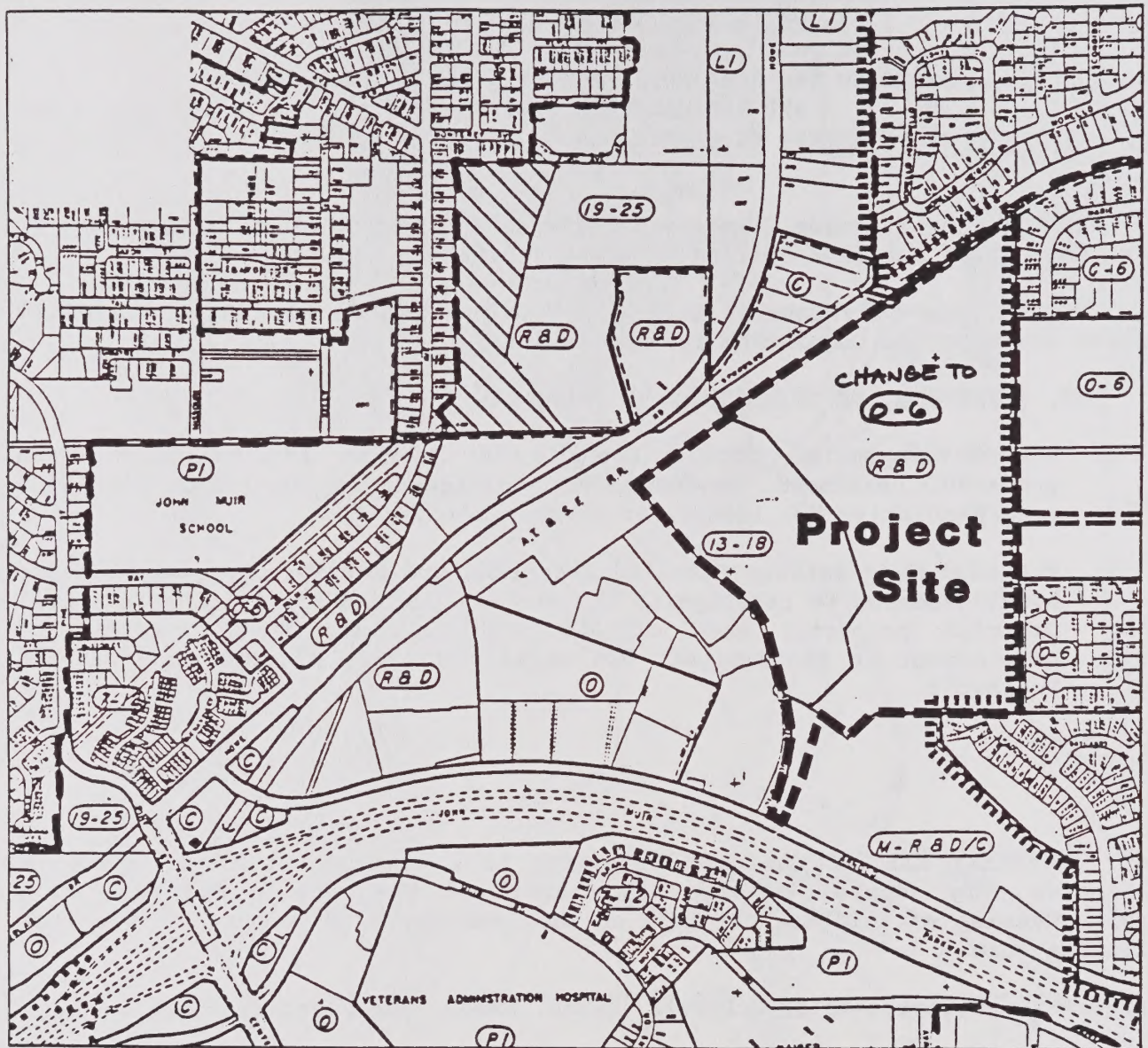
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 15th day of November, 1989, by the following vote:

AYES: Councilmembers McDowell, Radke, Smith, and Mayor Menesini.
NOES: None.
ABSENT: Vice Mayor Hernandez.

GUS S. KRAMER
City Clerk

By: Sherry M. Kelly
Sherry M. Kelly
Deputy City Clerk



RESIDENTIAL LEGEND	
0-6	UNITS/GROSS ACRE
7-12	" " "
13-18	" " "
19-25	" " "
O	PROFESSIONAL & ADMINISTRATIVE OFFICES
C	COMMERCIAL (Retail Services)
PI	PUBLIC INSTITUTIONS
LI	LIGHT INDUSTRIAL
R & D	RESEARCH & DEVELOPMENT
OS	OPEN SPACE
B	BUFFER
	NEIGHBORHOOD PARK
	BOUNDARY LINE
	CITY LIMIT

SOURCE: City of Martinez John Muir Parkway Specific Plan

FIGURE 10. City of Martinez General Plan
Land Use Designations



MILLS ASSOCIATES
Planning and Environmental
Services

9.2.1

ADOPTING AMENDMENT TO THE MARTINEZ GENERAL PLAN
COMMUNITY FACILITIES ELEMENT, CHILD CARE COMPONENT
PARKS AND RECREATION ELEMENT
CIRCULATION ELEMENT
COMMUNITY FACILITIES ELEMENT, DRAINAGE COMPONENT

WHEREAS, the City of Martinez recognizes that there is a need for adequate, affordable, child care; and

WHEREAS, the City recognizes that the provision of child care, parks, traffic improvements and drainage facilities require a public-private partnership; and

WHEREAS, it is the City's role to establish land use policies to promote the establishment of adequate facilities; and

WHEREAS, it is the developer's role to ensure that infrastructure needs such as child care, parks, traffic and flood drainage facilities associated with new growth shall be mitigated; and

WHEREAS, the Planning Commission held a public hearing on February 27, 1990, recommended Council approval of the amendments to the General Plan, Community Facilities, Child Care Component; Parks and Recreation Element; Circulation Element and Community Facilities Element, Drainage Component.

NOW, THEREFORE, BE IT RESOLVED by the City Council that :

1. The Negative Declaration is adopted as recommended by the Planning Commission.
2. The City of Martinez General Plan is amended to add a Community Facilities Element, Child Care Component as shown in Exhibit A.
3. Park and Recreation Element is amended to add Policy 23.30 as shown in Exhibit B.
4. The Circulation Element is amended to add Policy 26.249 as shown in Exhibit C.
5. The City of Martinez General Plan is amended to add Community Facilities Element, Drainage Component as shown in Exhibit D.

* * * * *

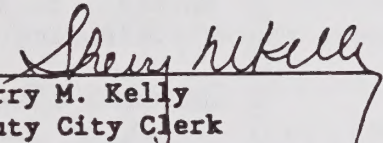
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 21st day of March, 1990, by the following vote:

AYES: Councilmembers Hernandez, McDowell, Smith, Vice Mayor Radke and Mayor Menesini.

NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By: 

Sherry M. Kelly
Deputy City Clerk

Exhibit A

Child Care Amendment to the City of Martinez General Plan

The City of Martinez General Plan shall be amended to delete the Community Design Element and to add the Community Facilities Element, Child Care Component. The following policy shall apply Citywide:

Chapter 29.1 Child Care Component

Child Care Policy Statement

It is the policy of the City of Martinez to assist and encourage the development of adequate, affordable and quality child care. It is recognized there is a need for child care for all age groups, however the City recognizes the special need for infant and after-school care. The City recognizes that the provision of child care requires a public-private partnership and that the role of the City is to establish land use policies to promote the establishment of child care facilities. It is the developers' role to address the child care impacts caused by development. It is the policy of the City to require developers to mitigate their development's impacts through the provision of capital facilities or in some special circumstances, through fees in lieu of providing facilities. Further, it is the policy of the City to support the principle of parental choice for child care and the need for a variety of options available in the community, including schools, child care centers, family day care homes, employment sites and along or near transit routes. The City of Martinez encourages the participation of parents, providers, public officials and employers in the planning and decision-making process relating to the provision of child care facilities.

Exhibit B

Amendment to the Parks and Recreation Element City of Martinez General Plan

The Parks and Recreation Element of the General Plan for the City of Martinez shall be amended to add the following policy statement:

Policy 23.30

It is the policy of the City of Martinez to provide a variety of parks and recreational facilities to meet the recreational needs of the community through the development of a well-balanced park and trail system. It is recognized that new development will increase the need for park and recreational uses. Therefore, it is the policy of the City of Martinez to ensure that new development shall be responsible for providing facilities to serve this new growth. In order to implement this policy, the City shall require new development to finance the full cost of park and recreational improvements required as a result of such development. Fees may be accepted by the City to finance the required improvements in-lieu of construction of those improvements.

Exhibit C

Amendment to the Circulation Element City of Martinez General Plan

The Circulation Element of the General Plan for the City of Martinez shall be amended to add the following policy statement:

Policy 26.249

It is the policy of the City of Martinez to provide a balanced transportation network, including routes for automobiles, bicycles and pedestrians. It is recognized that new development will increase traffic on the existing system. Therefore, it is the policy of the City of Martinez to ensure that new development pays its fair share of the costs related to increased traffic created by development. In order to implement this policy, the City shall require new development to finance the full costs of transportation improvements necessary to accommodate the projected increase in traffic. Mitigation fees may be required by the City to finance the required improvements in-lieu of construction of those improvements. Fees shall be based on the traffic generated by a use and the costs of transportation improvements necessary to maintain an acceptable level of service.

Exhibit D

Community Facilities, Drainage Component of the City of Martinez General Plan

The City of Martinez General Plan shall be expanded to add the Community Facilities Element, Drainage Component. The following policy shall apply Citywide:

Chapter 29.2 Drainage Component

Drainage Policy Statement

It is the policy of the City of Martinez to protect and enhance the natural resources associated with creeks and their riparian zones without jeopardizing the public health, safety and welfare. It is recognized that new development may increase the amount of storm water run-off and/or create new drainage patterns. Therefore, it is a policy of the City of Martinez to ensure that new development pays its fair share of the costs related to increased run-off created by development. In order to achieve this policy, the City shall require new development to finance the full costs of drainage improvements necessary to accomodate projected peak flows due to development. Mitigation fees may be required by the City to finance the required improvements in-lieu of construction of those improvements.

RESOLUTION NO. 78-90

ADOPTING AMENDMENT TO THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN
AND GENERAL PLAN

WHEREAS, the City of Martinez believes that there is a need for an increase in single family lower density homes along Arnold Drive, that there exists an adequate number of multi family units; and

WHEREAS, the City believes that lower density residential development along Milano Way is more consistent with the existing development; and

WHEREAS, the Planning Commission held a public hearing on March 13, 1990 recommended Council approval of the amendment to the General Plan; and

WHEREAS, the City Council held a public hearing on May 2, 1990, on the Planning Commission recommendation; and

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council that of the City of Martinez that the General Plan and Specific Plan be amended as shown on Exhibits A and B attached.

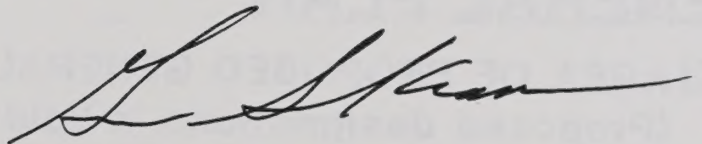
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 2nd day of May, 1990, by the following vote:

AYES: Councilmembers Hernandez, McDowell, Smith, Vice Mayor Radke,
and Mayor Menesini.

NOES: None.

ABSENT: None.



GUS S. KRAMER
City Clerk



GENERAL PLAN

AREA OF PROPOSED GENERAL PLAN AMENDMENTS
(Proposed designations in bold numbers)

Staff recommends amending Housing Needs and Policies, II, 5, page 4 of the John Muir Specific Area Plan by omitting those phrases shown struck out:

5. Arnold Drive at Milano Way. ~~This unincorporated area is substantially surrounded by the City of Martinez.~~ With expectations for future annexation, the amended plan addresses a change from very low to moderate and low residential densities extending northward away from Arnold Drive (behind an office use fronting Arnold Drive itself). These properties, if consolidated, represent an excellent opportunity for single family attached or townhouse development of a high quality nature, close to major traffic and employment centers. This includes the larger parcel located on Arnold Drive, easterly of Starflower Drive.

EXHIBIT "B"

RESOLUTION NO. 101-90

AMENDING THE MARTINEZ GENERAL PLAN
BY AMENDING THE LAND USE MAP IN THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

9.01.3
9.2.1
GP Effective 6/6/90
Zoning Exp. 7/21/90
Res. 1152

WHEREAS, The Planning Commission held a public hearing on April 24, 1990, and recommended that the John Muir Parkway Specific Area Plan be amended from Light Industrial to Residential, 7-12 units/acre for an approximately 1.8 acre parcel located generally west of Howe Road, south of Santa Fe Ave.

WHEREAS, the City Council held a duly noticed public hearing on June 6, 1990, at which all interested parties were given the opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The John Muir Parkway Specific Area Plan is amended as shown in Exhibit "A" attached.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the city of Martinez at a regular meeting of said Council held on the 6th day of June, 1990, by the following vote:

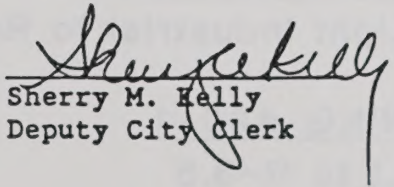
AYES: Councilmembers Hernandez, McDowell, Smith, Vice Mayor Radke and Mayor Menesini.

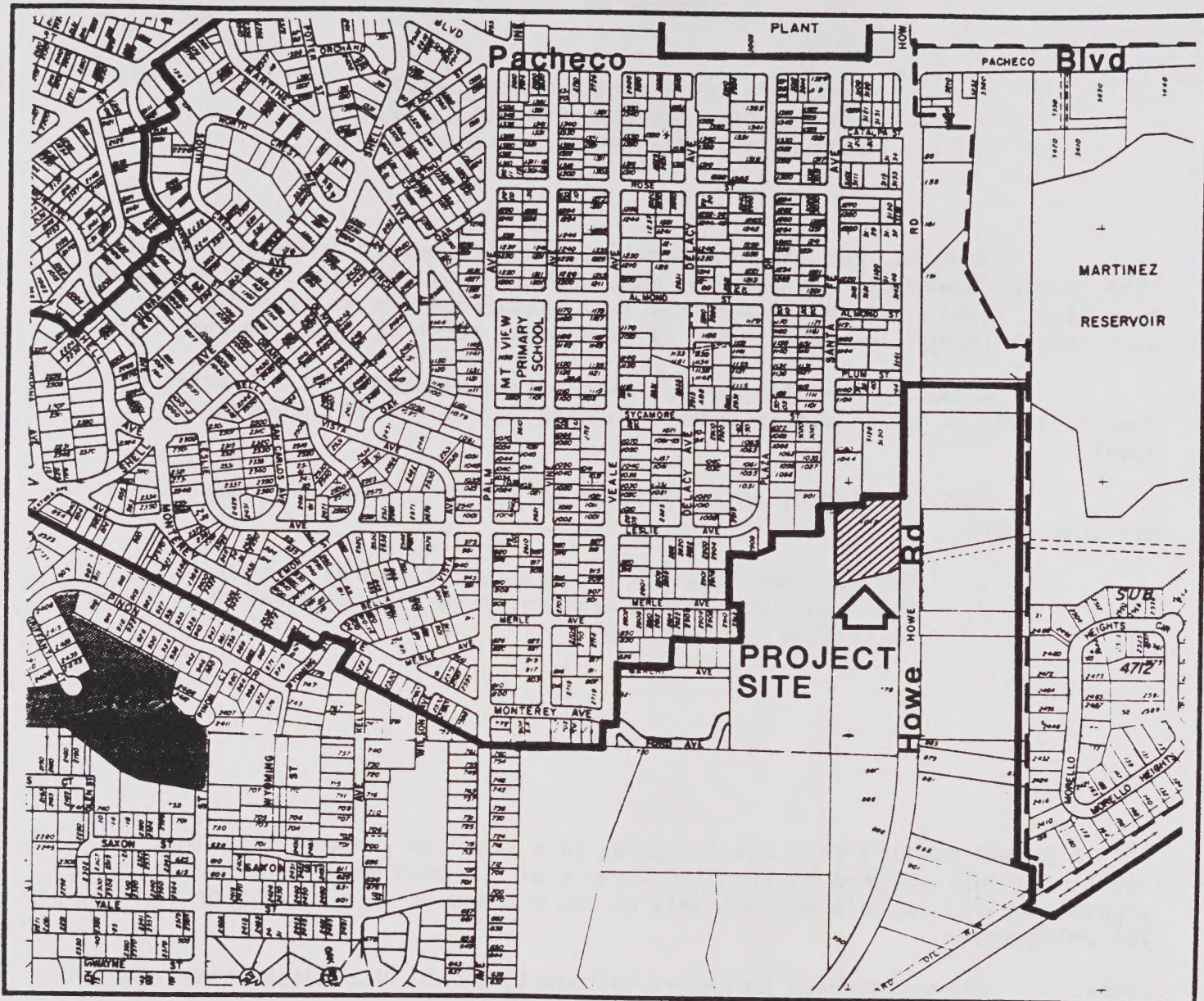
NOES: None.

ABSENT: None.

GUS S. KRAMER
City Clerk

By:


Sherry M. Kelly
Deputy City Clerk



BRADDOCK & LOGAN ASSO.

Parkside, Phase II

Scale: 1"=600'

GENERAL PLAN #90-6

From Light Industrial to Residential 6-12 Units/Acre

REZONING #90-1

From LI to R-3.5

G.P.A. #90-6

REZ. #90-1

SUB. #7497

P.U.D. #90-1

D.R. #90-17

EXHIBIT 'A'

AMENDING THE MARTINEZ GENERAL PLAN
BY AMENDING THE LAND USE MAP IN THE
JOHN MUIR PARKWAY SPECIFIC AREA PLAN

WHEREAS, the Planning Commission held a public hearing on December 11, 1990 and recommended that the John Muir Parkway Specific Area Plan be amended from Professional and Administrative Office to Residential, 7-12 units/acre for a 2.4 acre parcel located approximately 325 feet east of Fig Tree Lane and north of Arnold Drive.

WHEREAS, the City Council held a duly noticed public hearing on January 9, 1991, at which time all interested parties were given the opportunity to speak.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The John Muir Parkway Specific Area Plan is amended as shown in Exhibit "A" attached.

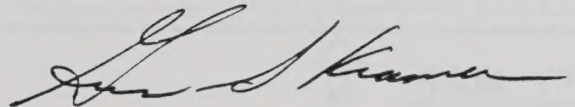
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I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an adjourned regular meeting of said Council held on the 9th day of January, 1991, by the following vote:

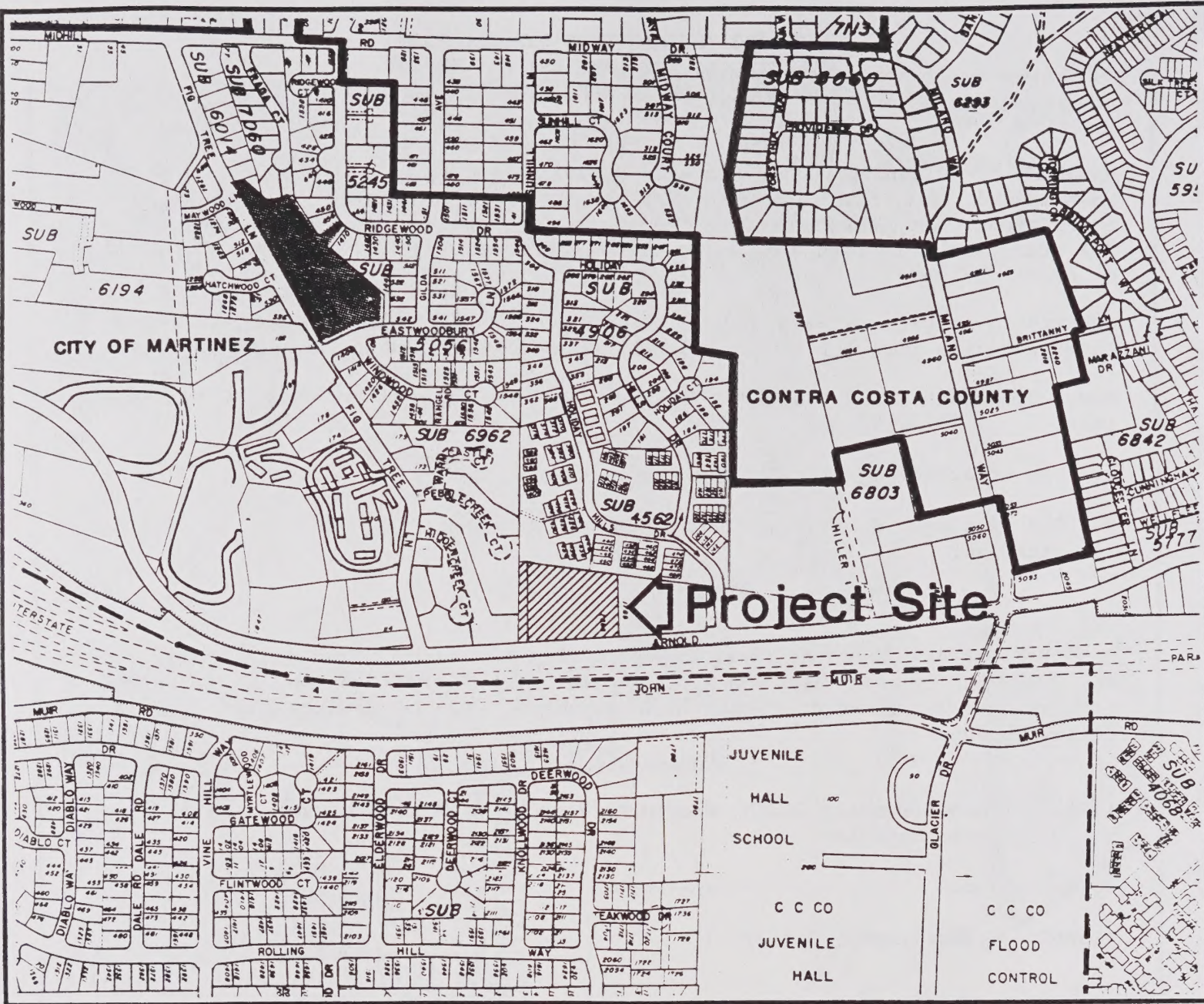
AYES: Councilmembers Smith, Woodburn, Vice Mayor McDowell and Mayor Menesini

NOES: None

ABSENT: Councilmember Farley



GUS S. KRAMER
City Clerk



VICINITY MAP



LAMOND/KATZAKIAN

Creekside

Scale: 1"=600'

GENERAL PLAN AMENDMENT #90-10:

from Professional & Administrative Office
to Residential 7-12 units/acre

REZONING #90-1:

from Professional & Administrative Office
to R-3.5 (RESIDENTIAL 3,500 SQ.FT. LOT AREA/UNIT)

EXHIBIT "A"

RESOLUTION NO. 139-91

ADOPTING AMENDMENT TO THE JOHN MUIR PARKWAY SPECIFIC AREA PLAN
AND GENERAL PLAN

WHEREAS, an applicant for development requested that the required road width of Morello Avenue north of Midhill Road be reduced from four lanes to two lanes; and

WHEREAS, a traffic study has shown that two lanes will be sufficient to handle traffic levels after ultimate buildout has been established; and

WHEREAS, the City has received requests from residents of the area that Morello Avenue north of Midhill Road be limited to two lanes; and

WHEREAS, the Planning Commission held a public hearing on September 10, 1991, recommended Council approval of the amendment to the General Plan; and

WHEREAS, the City Council held a public hearing on October 2, 1991, on the Planning Commission recommendation; and

WHEREAS, the City Council adopts the Negative Declaration as recommended by the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the City Council that of the City of Martinez that the General Plan be amended as shown on Exhibits A attached.

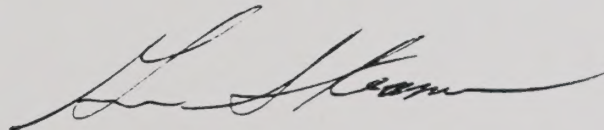
* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 2nd day of October, 1991, by the following vote:

AYES: Councilmembers Farley, Woodburn and Mayor Menesini

NOES: Councilmember Smith

ABSENT: Vice Mayor McDowell



GUS S. KRAMER
City Clerk

JOHN MUIR SPECIFIC AREA PLAN

.353 Four major arterials are identified to serve the planning area, each having four travel lanes; these include the Center Avenue extension, Howe Road, ~~Morello Avenue~~, and Pacheco Boulevard. The Center Avenue extension shall be four lanes with parking and with a landscaped median. Morello Avenue from the highway interchange shall have a landscaped median to approximately 1,000 feet north of the Arnold Drive intersection.

.354 Collector streets with two travel lanes with or without parking lanes shall be developed as indicated in the Circulation Policy Map.

EXHIBIT "A"

RESOLUTION NO. 28-92

ADOPTING TRANSPORTATION ELEMENT
OF THE GENERAL PLAN, G.P.A. NO. 91-2

WHEREAS, Measure C requires that levels of service standards be adopted for all streets within the City; and

WHEREAS, the City has determined that the Circulation Element of the City was in need of review; and

WHEREAS, the City recognizes that a balanced transportation system is essential for reducing traffic congestion and thereby improving the quality of life for Martinez residents; and

WHEREAS, an Initial Environmental Study was completed on the draft Transportation Element and no significant environmental impacts were identified and a Negative Declaration was proposed; and

WHEREAS, the Planning Commission held a public hearing on May 23, 1991 on the draft Transportation Element and recommended adoption of the Negative Declaration and draft Transportation Element.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez adopts a Negative Declaration for the Transportation Element of the General Plan; and

BE IT FURTHER RESOLVED that the City Council adopts the Transportation Element of the General Plan, G.P.A. No. 91-2.

* * * * *

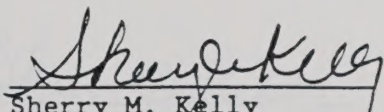
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an adjourned regular meeting of said Council held on the 24th day of February, 1992, by the following vote:

AYES: Councilmembers Farley, McDowell, Woodburn, Vice Mayor Smith and Mayor Menesini

NOES: None

ABSENT: None

GUS S. KRAMER
City Clerk

By: 
Sherry M. Kelly
Deputy City Clerk

AMENDING THE CITY OF MARTINEZ GENERAL PLAN
TO ADD GROWTH MANAGEMENT ELEMENT

WHEREAS, Contra Costa Transportation Improvement and Growth Management Ordinance, Measure C, was approved by the voters in 1988; and

WHEREAS, Measure C includes a requirement that local jurisdictions adopt a Growth Management Element in its General Plan in order to receive Local Street Maintenance and Improvement Funds; and

WHEREAS, the Growth Management Element is required to include performance standards for traffic levels of service, fire, police, parks, sanitary facilities, water and flood control; and

WHEREAS, the Planning Commission has reviewed the draft Growth Management Element for compliance with Measure C; and

WHEREAS, the Planning Commission held a public hearing on April 14, 1992 and received no public comments; and

WHEREAS, An Environmental Initial Study was completed and no adverse negative impacts were found.

THEREFORE BE IT RESOLVED, that the City Council of the City of Martinez adopts a Negative Declaration of Environmental Significance; and

BE IT FURTHER RESOLVED, that the Growth Management Element complies with Measure C and that the City Council of City of Martinez amends the General Plan to add the Growth Management Element.

* * * * *

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an Adjourned Regular Meeting of said Council held on the 18th day of May, 1992, by the following vote:

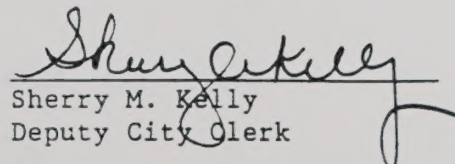
AYES: Councilmembers McDowell, Vice Mayor Smith and Mayor Menesini

NOES: None

ABSENT: Councilmembers Farley and Woodburn

GUS S. KRAMER
City Clerk

By:


Sherry M. Kelly
Deputy City Clerk

AMENDING THE GENERAL PLAN OPEN SPACE/CONSERVATION ELEMENT
BY ADDING THE ALHAMBRA CREEK ENHANCEMENT PLAN

WHEREAS, the City Council formed and appointed the Alhambra Creek Steering Committee and the Alhambra Creek Advisory Committee to review reports and provide feedback and information to the staff and consultant to assist in the preparation of the Alhambra Creek Enhancement Plan; and

WHEREAS, the Council recognizes and appreciates the efforts of the Alhambra Creek Steering Committee and Advisory Committee in the preparation of the Plan; and

WHEREAS, the Planning Commission, after a duly noticed public hearing on September 22, 1992, recommended by a unanimous vote that the City Council adopt a General Plan amendment adopting the Alhambra Creek Enhancement Plan as an amendment to the General Plan; and

WHEREAS, the City Council held a duly noticed public hearing on October 26, 1992, on the proposed General Plan Amendment to adopt the Alhambra Creek Enhancement Plan at which all interested parties were given the opportunity to speak.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Martinez that:

1. The Negative Declaration is hereby adopted as recommended by the Planning Commission.
2. The General Plan is amended as shown in Exhibit A attached.
3. That the remainder of the Alhambra Creek Enhancement Plan is adopted as a guideline for implementation of the goals and objectives identified in the General Plan Amendment.
4. That the Alhambra Creek Steering Committee and Advisory Committee be hereby dissolved and future efforts to implement the plan be conducted by the Leisure and Community Service Department in conjunction with the Community Development Department and Public Services Department and volunteer citizen organizations such as the Friends of Alhambra Creek.

* * * * *

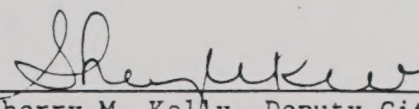
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an Adjourned Regular Meeting of said Council held on the 26th day of October, 1992, by the following vote:

AYES: Councilmembers Farley, McDowell, Woodburn, Vice Mayor Smith
and Mayor Menesini

NOES: None

ABSENT: None

GUS S. KRAMER, City Clerk

By: 
Sherry M. Kelly, Deputy City Clerk

INTEGRATED GREENWAY PLAN

The Draft Enhancement Plan reflects an integrated approach to the design of a creekside greenway. The trails, habitat enhancements and bank stabilization designs proposed have been developed together so that each individual element supports the other. The greenway will unite the city with its creek and reestablish a natural, self-sustaining landscape. A continuous trail system will connect the neighborhoods with downtown, schools, parks and with the regional recreational trail network. People will be encouraged to walk or bicycle in safety to the downtown, with opportunities to stop and enjoy the restored natural setting. Educational exhibits will be available to describe the natural processes of the creek, its historic importance and the process of habitat restoration and bank stabilization. The improved habitat will bring a rich biological diversity into the center of Martinez. Stabilization treatments for the channel, its banks and the adjacent properties will work in concert with habitat restoration and will accomodate trail construction.

GOALS AND OBJECTIVES

The City of Martinez has gathered the community, consultants and staff to create a vision for the creek. One of the first steps was to develop the goals and objectives to guide the process of creating this vision. The goals and objectives were developed from the record of citizen input on past and current creek planning, from consultation with the City staff, and after a thorough analysis of the existing conditions within the study area.

The goals and objectives provide a summary of the desires of the community and the recommendations of the consultants with regard to enhancement of Alhambra Creek. Each goal has been listed here accompanied by related objectives and a discussion of the way in which the Enhancement Plan responds to that goal.

Goal 1: Create a greenway corridor along Alhambra Creek which balances the community desires for public access, natural area restoration, wildlife habitat value enhancement, flood protection and bank stabilization.

Objectives:

- develop a planting program along the riparian corridor that will support wildlife and fish habitat restoration.
- develop a tree planting program consistent with the riparian corridor planting for streets and other open spaces adjacent to the creek, to visually enhance the spaces, provide shade and widen the riparian corridor.

- limit and control public access in sensitive wildlife habitat areas
- Provide natural and artificial barriers to habitat impacts in high public use areas

Alhambra Creek is a prime candidate for creation of a restored greenway corridor in the one mile stretch of the study area. Restoration and wildlife value enhancement can be achieved with some modification of the creek banks, removal of invasive exotic vegetation, and revegetation with native plants. Public access has been carefully integrated with the goals of bank stabilization, revegetation and wildlife protection. Where the disturbance to wildlife would be excessive, public access is restricted or curtailed. A continuum of natural and urban experiences is provided within the greenway corridor.

Goal 2: Create an access and enhancement plan which maintains the **privacy and security** of creekside properties and residents and the **safety of those using the creek**.

Objectives:

- Develop a public access system which is easily monitored for the safety of the users.
- Develop a public access system which encourages active use by residents and visitors, and minimal conflict with property owners.
- Develop measures to secure the safety and privacy of residents, students and property owners where a public trail or overlook occurs near a residence or school.

To protect the privacy and security of property owners, access to the banktop is primarily restricted to existing public property. The few parcels where access is recommended on private property occur mainly in the downtown area where owners may benefit commercially from the presence of trail users or an enhanced creek environment.

Providing for the safety of those visiting the creek is an important security concern. The recommended trail system can be monitored from public streets or populated areas.

Goal 3: Improve the **habitat values for wildlife** in the riparian corridor and for fish in the creek.

Objectives:

- Preserve the existing healthy riparian habitat.

- Establish an overall vegetation management plan that supports the habitat restoration, bank stabilization, flood capacity, and aesthetic enhancement goals.
- Enhance and restore fish habitat values in the creek.
- Widen the riparian and marsh zones beyond the narrow channel corridor wherever possible, creating buffer/transition zones between the creek and urban areas.
- Buffer fish and wildlife habitat from public use and other urban adverse impacts.
- Create guidelines for consistent bank stabilization treatments for public and private land along Alhambra Creek. Treatments should improve habitat values and aesthetic quality of the creek.
- Improve water quality, minimize water quality hazards and protect public safety.

The riparian corridor is currently quite narrow and isolated from surrounding habitats. Improving habitat values for fish and wildlife can be accomplished primarily by reestablishing and expanding the layered vegetation canopy of the riparian corridor. This revegetation provides habitat for animals, with a variety of native plants offering shelter and food. In addition, trees will provide a dense canopy over the creek, shading it and reducing water temperatures for fish. In many stretches of the creek, where natural banks have been stabilized with manmade structures and the vegetation removed, alternative means of bank stabilization which include revegetation and wildlife enhancement are recommended. Hazardous waste sites which could potentially leak into the creek, affecting water quality and public safety have been identified in the Plan. In the downstream reaches, alternative means of expanding the wetland habitats are explored.

Goal 4: Create an access and enhancement plan that **maintains or improves**, where possible, the **existing level of flood protection** along the creek.

Objectives:

- Conduct a detailed hydraulic study of the project area to ensure that the treatments recommended as part of this Enhancement Plan do not alter existing flood levels.

- Develop a monitoring and maintenance program of the enhancement work for Alhambra Creek for debris and silt build-up and invasive vegetation in conjunction with the city maintenance program.
- Where possible, widen the creek to increase the flood capacity without decreasing minimum summertime depth critical for fish.
- Reduce the flood potential of constrained reaches or "bottlenecks" such as the Southern Pacific Railroad bridge.
- Create a flexible Enhancement Plan to accommodate possible future flood control projects.

The detailed hydrologic study and monitoring and maintenance programs mentioned in the objectives are not a part of this project and should be conducted separately.

As a part of this project, the existing flood hazard has been reviewed. The Plan is not intended to create new solutions to the flooding problem, but should maintain or improve, where possible, the existing level of flood protection. This issue comes into play where revegetation is suggested in the creek channel, reducing the flood capacity. When revegetation is suggested it should be balanced by increasing the flood conveyance.

At the Southern Pacific Railroad bridge, where the creek's flow is most constricted, several alternatives are suggested for improving the flow capacity to at least equal that of the new upstream bridges.

Goal 5: To the extent consistent with wildlife habitat, flood protection and public safety, **create a safe route for pedestrians and bicyclists along the greenway corridor** linking the neighborhoods, existing trails, public open spaces and the downtown commercial core of the City of Martinez.

Objectives:

- Create a publicly accessible trail system which follows the creek where possible.
- Where the creekside trail cannot accommodate bicycles, develop a separate trail adjacent to the creek for cyclists.

Because the creek runs through the center of town, it forms a natural link between the residential area, the downtown and the waterfront, providing an excellent opportunity for a pedestrian corridor. Since the creek corridor is too narrow to accommodate a

combined bicycle/pedestrian trail, it is recommended that bicycle trails be developed in city streets, reserving the creekside trail for pedestrians.

Regional bicycle routes and hiking trails such as the Bay Area Ridge Trail pass through Martinez. Connections between these regional trails and the greenway corridor are recommended along City streets, encouraging visitors to explore the downtown area.

Goal 6: Create public, creek related **educational options** throughout the greenway corridor.

Objectives:

- Near the junior high school, provide secured access to the streambed, thereby creating an outdoor laboratory for use in public school and adult education.
- Where appropriate, and consistent with wildlife habitat goals, create overlooks at the banktop with educational exhibits explaining the history and ecology of the creek.
- Develop methods to increase community awareness of the creek
- Where possible, provide a banktop trail which will allow pedestrians to stroll along the creek corridor without disturbing the riparian habitat.

Along the creek, as it moves from freshwater stream to brackish and saltwater marsh, alternative locations for educational exhibits are suggested at special stations or overlooks. At the upstream end of the study area, on the Junior High School property, an outdoor classroom is suggested in the hillside above the top of bank, with a trail leading into the creek (with a locked gate for security), continuing up the stream to provide direct views of aquatic life. The outdoor classroom and trail are intended to be used by the school or other organized groups on a closely monitored basis. The process of restoration itself can be educational, as Martinez residents witness and participate in the revegetation and bank stabilization efforts.

Goal 7: Enhance the economic health of the downtown area through the creek enhancement process

Objectives:

- Promote creek related uses which will attract visitors to the downtown area, such as restaurants, shops and parks.
- Encourage the modification of existing creekside buildings and outdoor spaces, where appropriate, to improve their relationship to the creek. Improvements could include new doors and windows to provide views and access to the

creek, and creekside patios.

- Encourage creek-related development of under-utilized public and private creekside parcels. Appropriate improvements would include the development of creek-related open spaces such as parks, markets or landscaped parking lots. All development should include wildlife habitat enhancements of the riparian zone.

Creation of a greenway can stimulate further revitalization of the downtown. Bicycle and pedestrian trails will provide a new transportation corridor drawing people to the downtown commercial area. As shown in the plan, modification of creekside buildings and properties can stimulate more commercial activity. For example, at the old theater property at Ward and Ferry Streets, the owner could renovate the existing building and create a plaza-like open space near the creek, encouraging pedestrians to pass along the creek while visiting the theater. Similarly the auto showroom on Ward Street and the south side of the Old City Hall building could be renovated to take advantage of the sunny open areas overlooking the creek.

MAINTENANCE AND MONITORING

An important issue implicit in the goals above is that of maintenance and monitoring of the creek, keeping it free of debris, maintaining the existing and future bank stabilization structures, as well as the vegetation along the corridor and the future trails and overlooks. The greenway and trail will be a new open space resource of the City requiring ongoing maintenance. In the Hydrology and Bank Stabilization and the Habitat Restoration and Enhancement sections of this report, maintenance and monitoring recommendations are made.

PHASING AND PRIORITIES

The Enhancement Plan is a vision for the creek which will be realized in phases over a period of time. The Plan can be broken down into discrete projects which may be funded individually and taken through the steps of design refinement, construction documents and implementation. In general, first priority projects should be high visibility improvements on public land. Such projects can be completed without the need for land purchases. Fortunately, a good deal of property along the creek is owned by the City, County, or the school district.

Because the Enhancement Plan is integrated in its approach to access, habitat enhancement and bank stabilization, improvements to each segment of the creek should incorporate all of those aspects at once. Construction of trails or overlooks should occur along with changes to the creek banks and revegetation, as recommended by the Plan.

Access improvements can occur in two overall phases. The first phase would include all sidewalk improvements and street tree planting for the trail, as well as the high visibility improvements to the city-owned parking lots with corresponding development of the areas adjacent to the creek. In addition, the changes recommended on school district property, such as the outdoor classroom and the trail in the creekbed could be part of the first phase. These enhancements should be comprehensive and include educational exhibits, bank stabilization, and revegetation as recommended in the Plan. The second phase of access improvements would involve projects where private ownership of creekside property or privacy of adjacent residents may be an issue. The trail behind the Senior Housing connecting the Senior Center with the existing and proposed housing, would be second phase projects. Also in this category are the recommended changes to the land around the Southern Pacific railroad.

In the areas of hydrology and bank stabilization, two top priorities will be to adopt a creek ordinance, and to conduct hydraulic studies to establish the existing channel capacity in Alhambra Creek. Information on existing channel capacity will be necessary before any modifications in the channel configuration or any significant revegetation within the channel can occur. In addition, water quality testing should be conducted, and sources of pollution, including the hazardous waste sites mentioned above, should be fully identified, investigated and removed. Along the banks where there is no access proposed, bank stabilization improvements will occur as the need arises or as funds become available.

Habitat restoration, like bank stabilization, should occur in tandem with access improvements in the same area. In other areas where there are no access improvements on public property, revegetation may occur as funding becomes available. Where revegetation is recommended on private property adjacent to the creek, planting must occur with concurrence (and participation) of the owner and technical assistance from the City.

Implementation of the Enhancement Plan will require the ongoing commitment of volunteers and staff to continue their involvement as "creek keepers". Ultimately the creation of the greenway as envisioned in the goals must be a cooperative venture among the public entities, dedicated citizens and staff, and the private property owners along the creek.

RESOLUTION NO. 10-94

ADOPTING THE 1993 AMENDMENTS TO THE
HOUSING ELEMENT OF THE GENERAL PLAN

WHEREAS, State planning law requires local jurisdictions to review and update the Housing Element General Plan every five years; and

WHEREAS, a revised Housing Element was adopted by the City Council in September, 1990; and

WHEREAS, the adopted Housing Element was sent to the California Department of Housing and Development for a final review for compliance with state law; and

WHEREAS, in the meantime, amendments to State Law were passed which mandate that cities include in their General Plan an analysis and program for preserving assisted housing developments which provide low income housing; and

WHEREAS, on January 12, 1993, the Planning Commission held a public hearing on an amendment to include an analysis and program for preserving assisted housing developments which was sent to the California Department of Housing and Development for review along with the adopted housing element; and

WHEREAS, the California Department of Housing and Development reviewed and commented on the amended Housing Element and advised the City that State law also required 1) the City's quantified objectives to establish the maximum number of units by income category that can be constructed, rehabilitated and/or conserved; and 2) an inventory of sites which will accommodate the City's regional housing needs for all income groups; and

WHEREAS, the element has been modified to include those comments; and

WHEREAS, the 1990 census figures have been released and the Housing Element has been modified to update the census figures; and

WHEREAS, on December 14, 1993, the Planning Commission held a public hearing, notice of the public hearing was sent to all interested agencies and no one spoke in opposition to the proposed modifications, and

WHEREAS, the four Commissioners present, unanimously voted to recommend that the City Council adopt the amended Housing Element; and

WHEREAS, the City Council has held a public hearing and notice was sent to all interested agencies as proposed in Citizen participation, program 49 of the Housing Element.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez, adopts the attached revised Housing Element as an amendment to the Martinez General Plan.

* * * * *

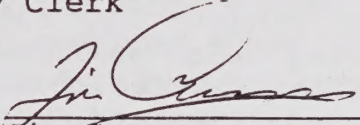
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an Adjourned Regular Meeting of said Council held on the 24th day of January, 1994, by the following vote:

AYES: Councilmembers Burt, Frazer, Woodburn, Vice Mayor Farley
and Mayor Menesini

NOES: None

ABSENT: None

GUS KRAMER
City Clerk

By: 
Jim Caroompas
Deputy City Clerk
City of Martinez

RESOLUTION NO. 130-94

AMENDING THE MARTINEZ GENERAL PLAN BY
AMENDING THE LAND USE MAP IN THE
HIDDEN LAKES SPECIFIC AREA PLAN

WHEREAS, the Planning Commission held a public hearing on September 19, 1994 and recommended that the Hidden Lakes Specific Area Plan be amended to include a 1.24 acre parcel with a designation of Residential, Slope Density Ordinance located generally southwest of Lake Crest Court; and

WHEREAS, the City Council held a duly noticed public hearing on September 19, 1994 at which all interested parties were given the opportunity to speak.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Martinez that:

1. The attached Negative Declaration is hereby adopted.
2. The Hidden Lakes Specific Area Plan is amended as shown in Exhibit "B" attached.

* * * * *

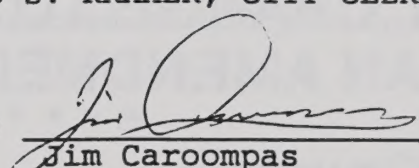
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Martinez at an Adjourned Regular Meeting of said Council held on the 5th day of December, 1994, by the following vote:

AYES: Councilmembers Farley, Frazer, Woodburn, Vice Mayor Burt and Mayor Menesini

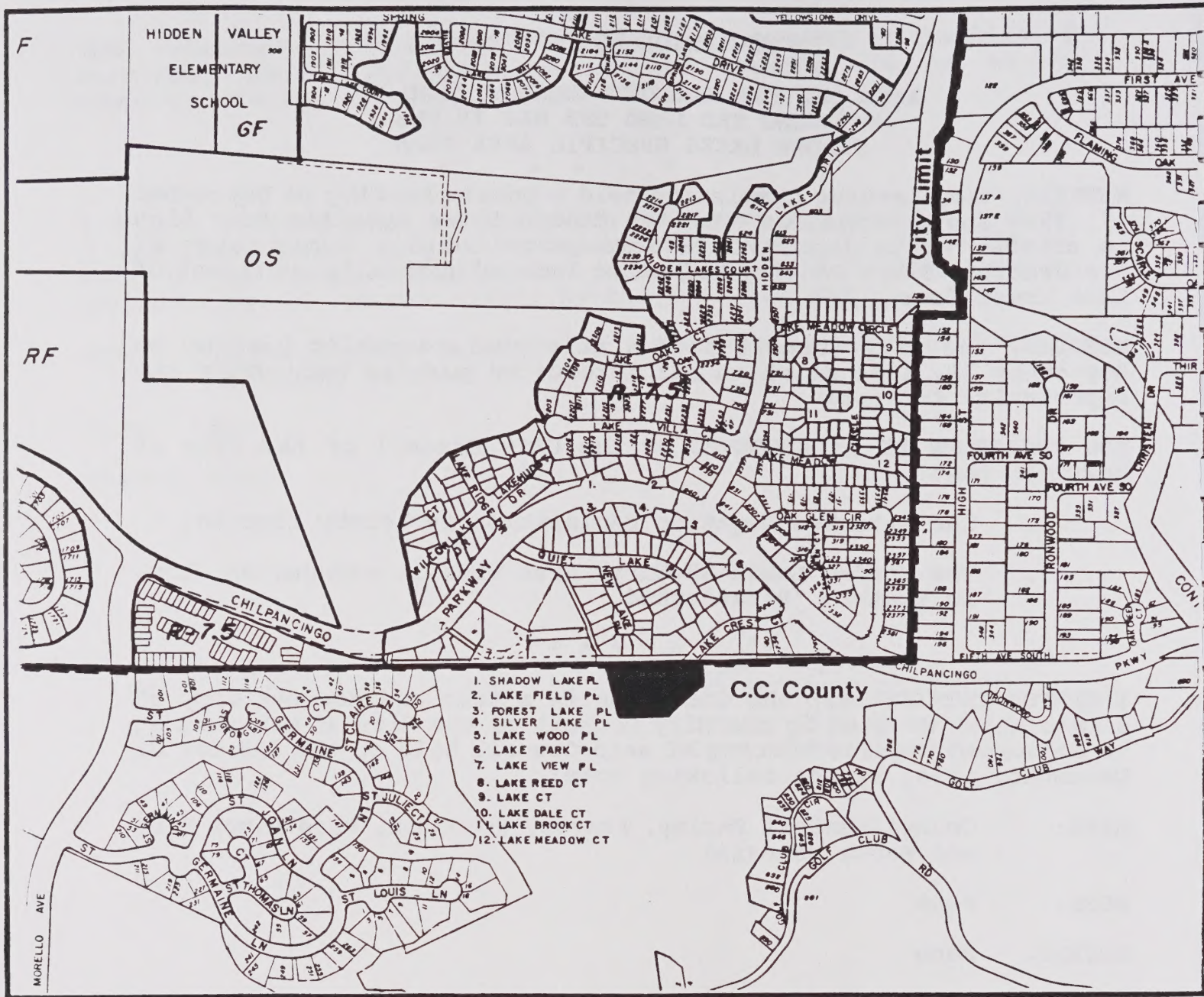
NOES: None

ABSENT: None

GUS S. KRAMER, CITY CLERK

By: 

Jim Caroompas
Deputy City Clerk
City of Martinez



ANNEXATION, CHANGE TO SPHERE OF INFLUENCE, GENERAL PLAN AMENDMENT & PREZONING

Lake Crest Court

(C.C. COUNTY'S MINOR SUBD. #70-90)

SCALE: 1"=600'

- Project site area proposed
- (a) General Plan Amendment to the Hidden Lakes Specific Area Plan to Residential Slope Density Ordinance
- (b) Prezoning to R-10-P (One-family 10,000 square feet minimum lot area)

RESOLUTION NO. 8-95

RESOLUTION ADOPTING AMENDMENT TO THE LAND USE
AND OPEN SPACE ELEMENTS OF THE MARTINEZ GENERAL PLAN
FOR THE BRIONES AGRICULTURAL PRESERVE

WHEREAS, the City Council adopted Resolution No. 28-88 establishing the Briones Agricultural Preservation area jointly with the cities of Pleasant Hill, Lafayette, Orinda, Richmond, San Pablo, Pinole, Hercules and Contra Costa County; and

WHEREAS, the predominant use of land in the area is for agricultural, grazing and open space purposes and secondary uses are watershed and parks; and

WHEREAS, the adopted Resolution establishes a policy of non-annexation to urban service districts and to cities for agricultural or open space purposes which could lead to urban development; and

WHEREAS, the adopted Resolution resolves that these lands will be preserved for agricultural and other open space purposes; and

WHEREAS, the Planning Commission after a noticed public hearing on December 13, 1994, recommended by a vote that the City Council adopt the proposed amendment; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Martinez that:

1. The Negative Declaration is hereby adopted as received by the Planning Commission.
2. The Land Use Element of the General Plan is amended to add policy 21.26 as shown in Exhibit "A".
3. The Land Use Element of the General Plan is amended as shown on the attached map in Exhibit "B".
4. The Open Space Element is amended to add policy 22.34 as shown in Exhibit "C".

* * * * *

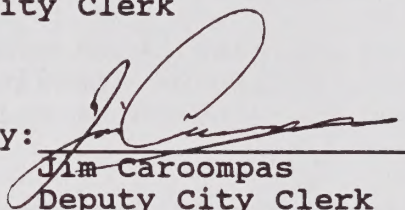
I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at an Adjourned Regular Meeting of said Council held on the 23rd day of January, 1995, by the following vote:

AYES: Councilmembers Farley, Frazer, Woodburn, Vice Mayor Burt and Mayor Menesini

NOES: None

ABSENT: None

GUS S. KRAMER
City Clerk

By: 

Jim Caroompas
Deputy City Clerk
City of Martinez

Exhibit "A"

Amendment to Land Use Element of the Martinez General Plan For the Briones Agricultural Preserve

The City of Martinez General Plan shall be amended to add the following policy to the Land Use Element:

21.2 Open Use Areas

21.26 It is the policy of the City of Martinez to recognize the Briones Agricultural Preserve which includes all lands to the west of the Martinez City limits. The Briones Agricultural Preserve recognizes the agricultural, grazing, open space and parkland uses of this area within the Briones Hills between the west county communities and the central county communities and in order to retain these lands for agricultural and open space uses the City agrees to a policy of non-annexation to urban services and non-annexation to City incorporation which would lead to urban development. The City supports the County and other Cities in requesting the Local Agency Formation Commission of Contra Costa County to continue to act in a manner consistent with the preservation of these lands for agricultural and other open space purposes. This policy is not intended to affect the property rights of land owners under the existing General Plan and zoning, including the right to apply for subdivisions of 5 acres or greater.



MARTINEZ CITY LIMIT BOUNDARY



BRIONES HILLS AGRICULTURAL PRESERVATION AREA
(ADOPTED 3/ 1987)

Exhibit "C"

Amendment to the Open Space Element
of the City of Martinez General Plan
for the Briones Agricultural Preserve

The City of Martinez Open Space Element shall be amended to add the following policy:

22.3 PERMANENT OPEN SPACE LANDS POLICIES

- 22.34 The area within the Briones Agricultural Preserve should be dedicated to open space land use.

U.C. BERKELEY LIBRARIES



C124881129

